

Connect the Community Again !

Participation as a tool for the
redesign of Vacant Heritage



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LOCATION



Groningen inner city



Historical urban fabric

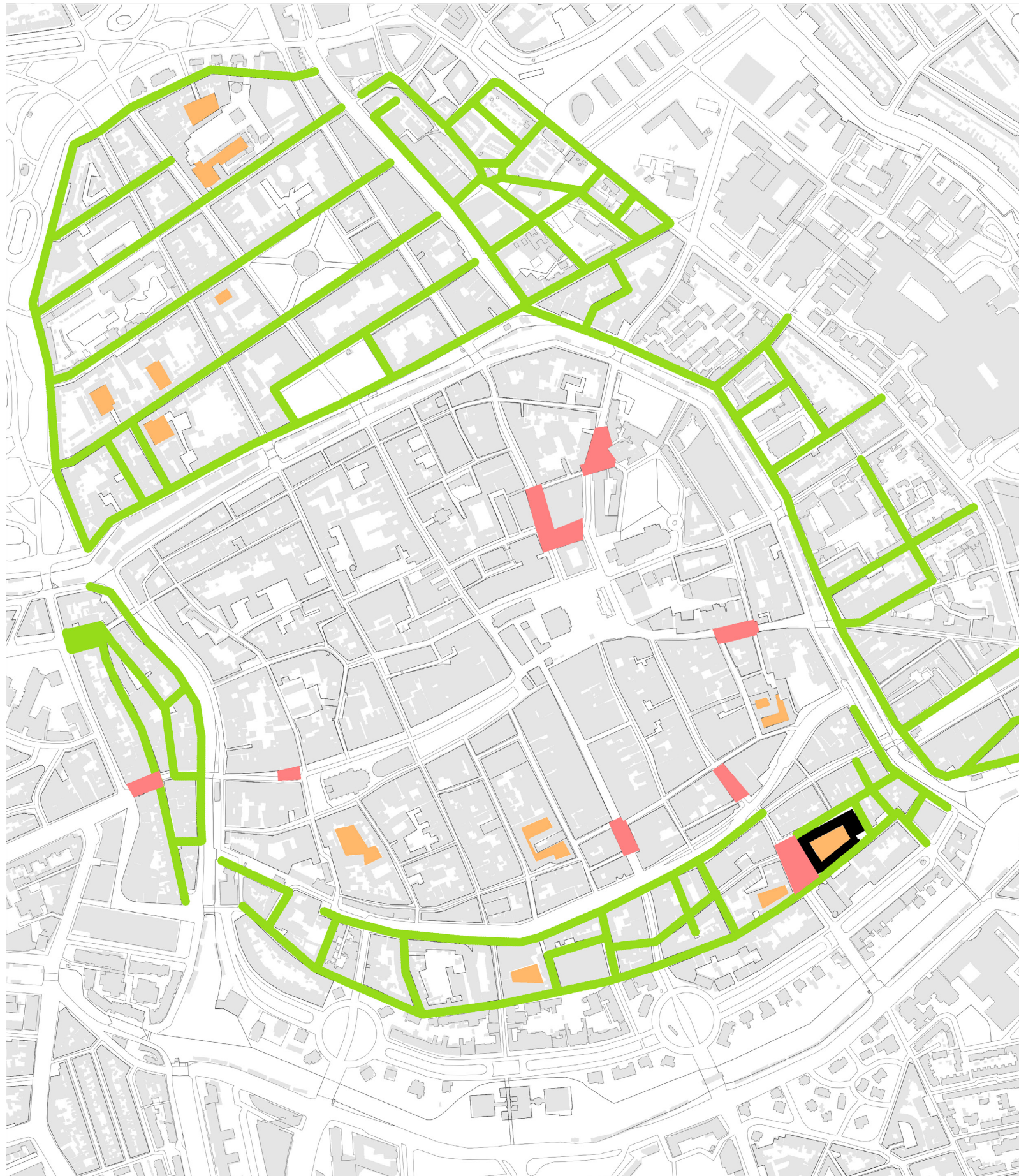
1. <https://www.google.com/maps>
2. <https://siebeswart.photoshelter.com/image/I0000EAC72Uw84QY>

THE CITY GRONINGEN: Values & Attributes



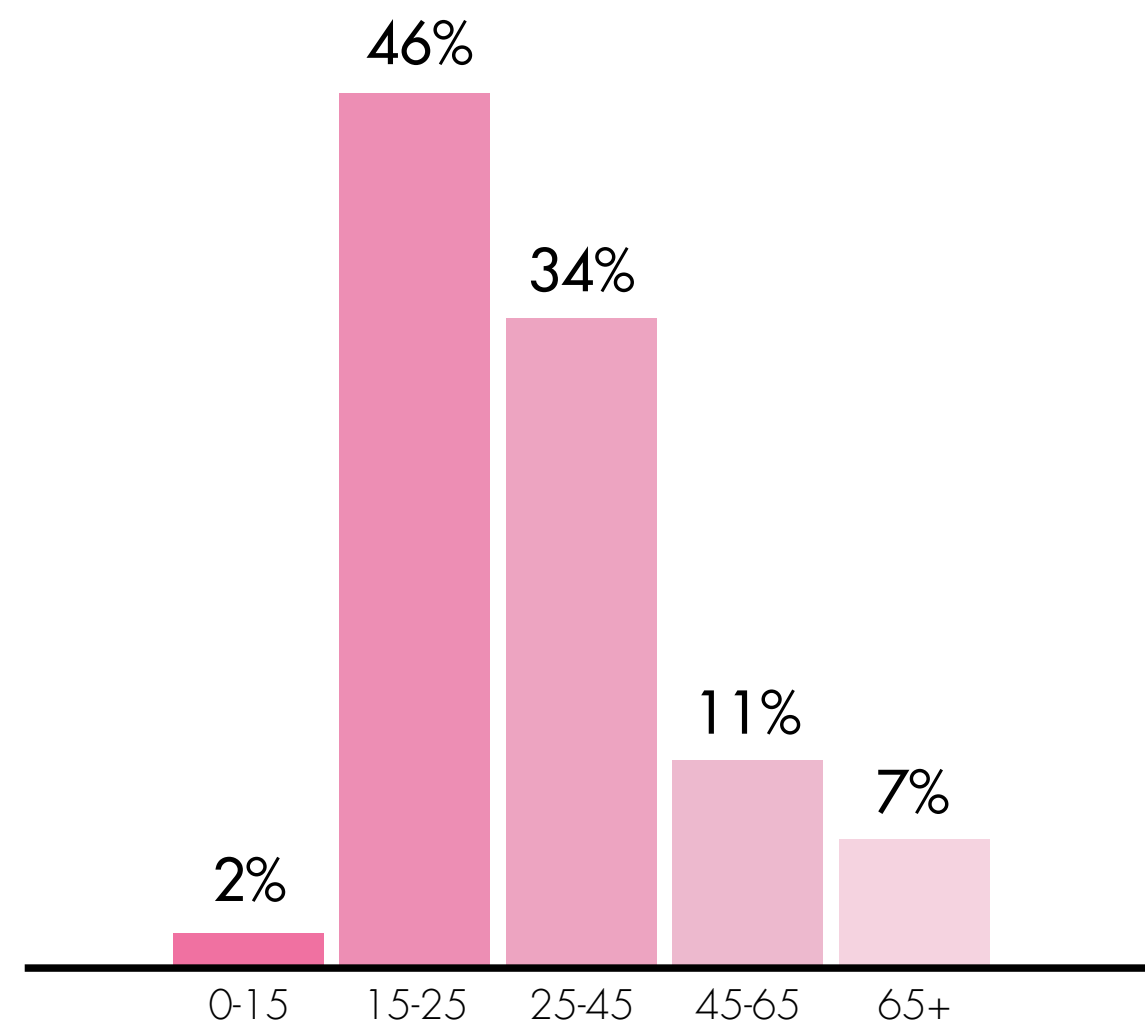
- City boundary 1150
- City boundary 1340
- City boundary 1560
- City boundary 1650
- Historic street pattern
- Historic canal system
- Historic canal system (hidden)
- 19th century new canal
- 19th century canal (changed)

THE CITY GRONINGEN: Planning of Public Space

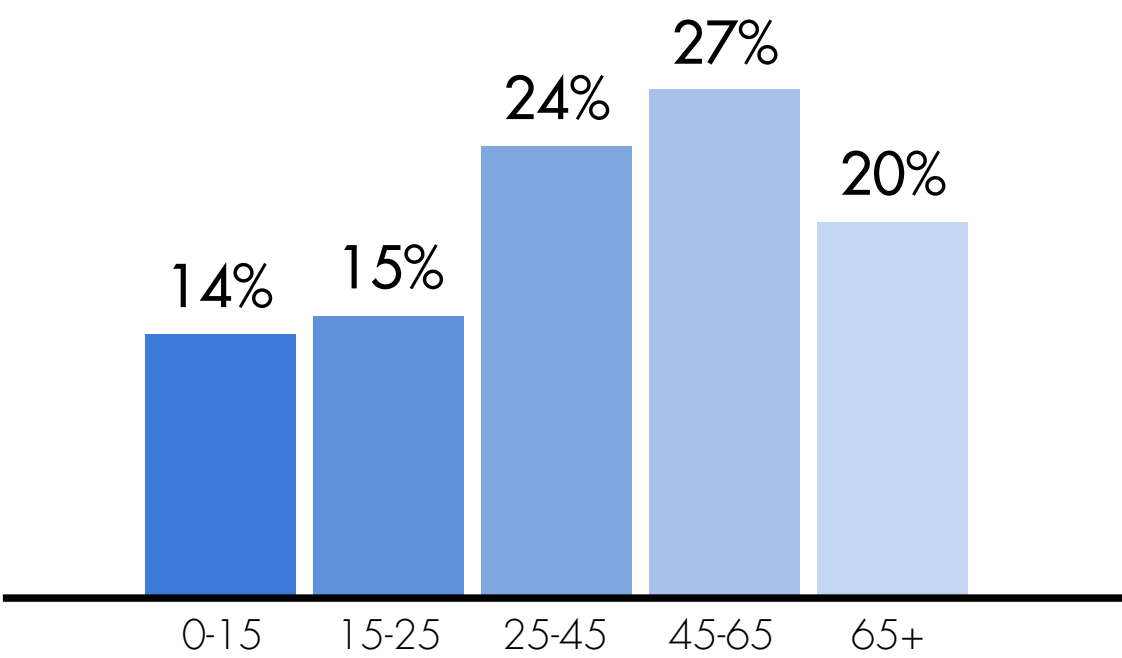


- Widened streets
- Green Living Streets
- Courtyards

THE CITY GRONINGEN: Demographics



Age distribution of Groningen inner city



Age distribution of Groningen province

THE BUILDING: Historical Development



1971-1972
Municipal architect Ele de Haas



1994-1996
Local office De Zwarte Hond

THE BUILDING: Space



Courtyard & Inside Facade



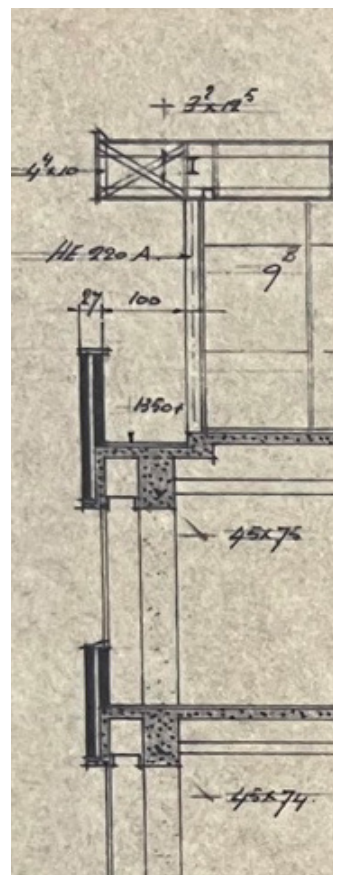
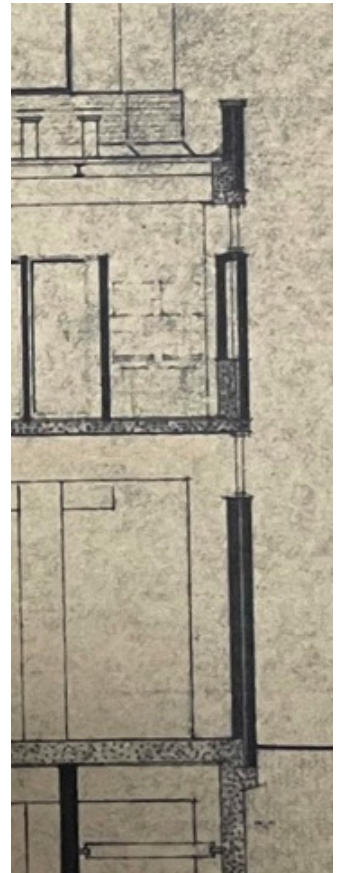
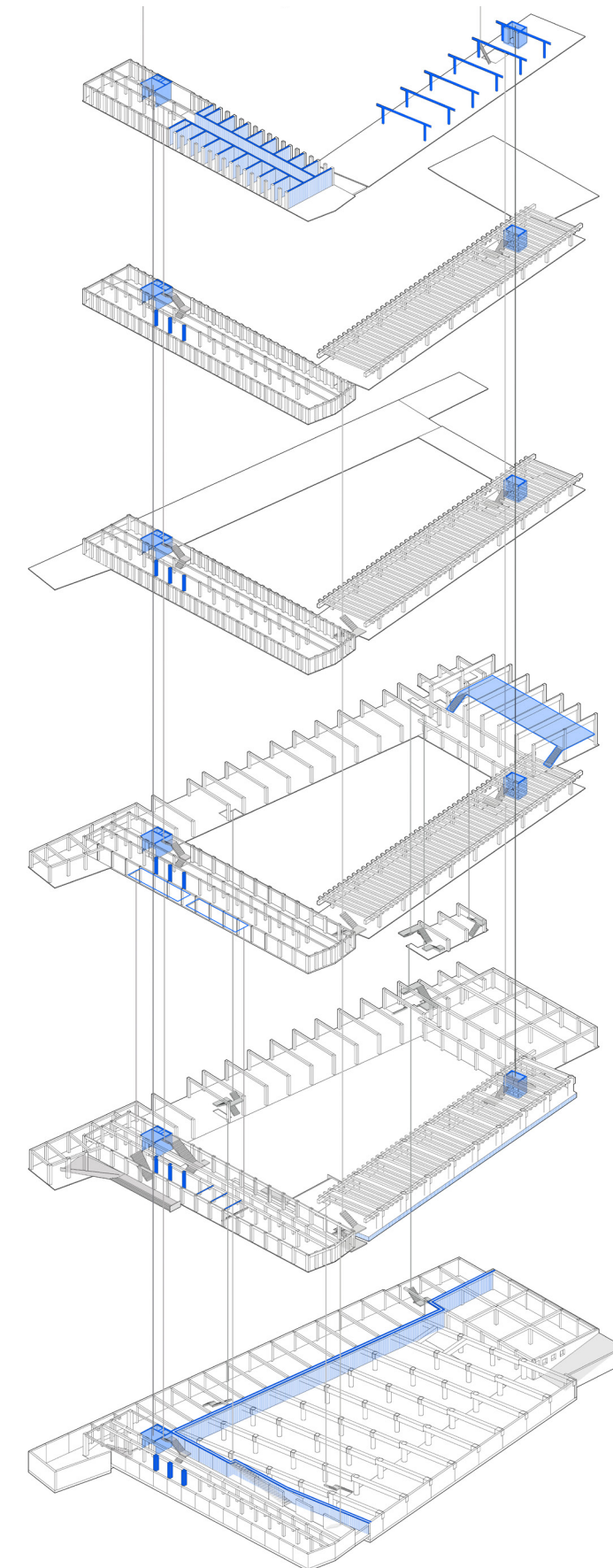
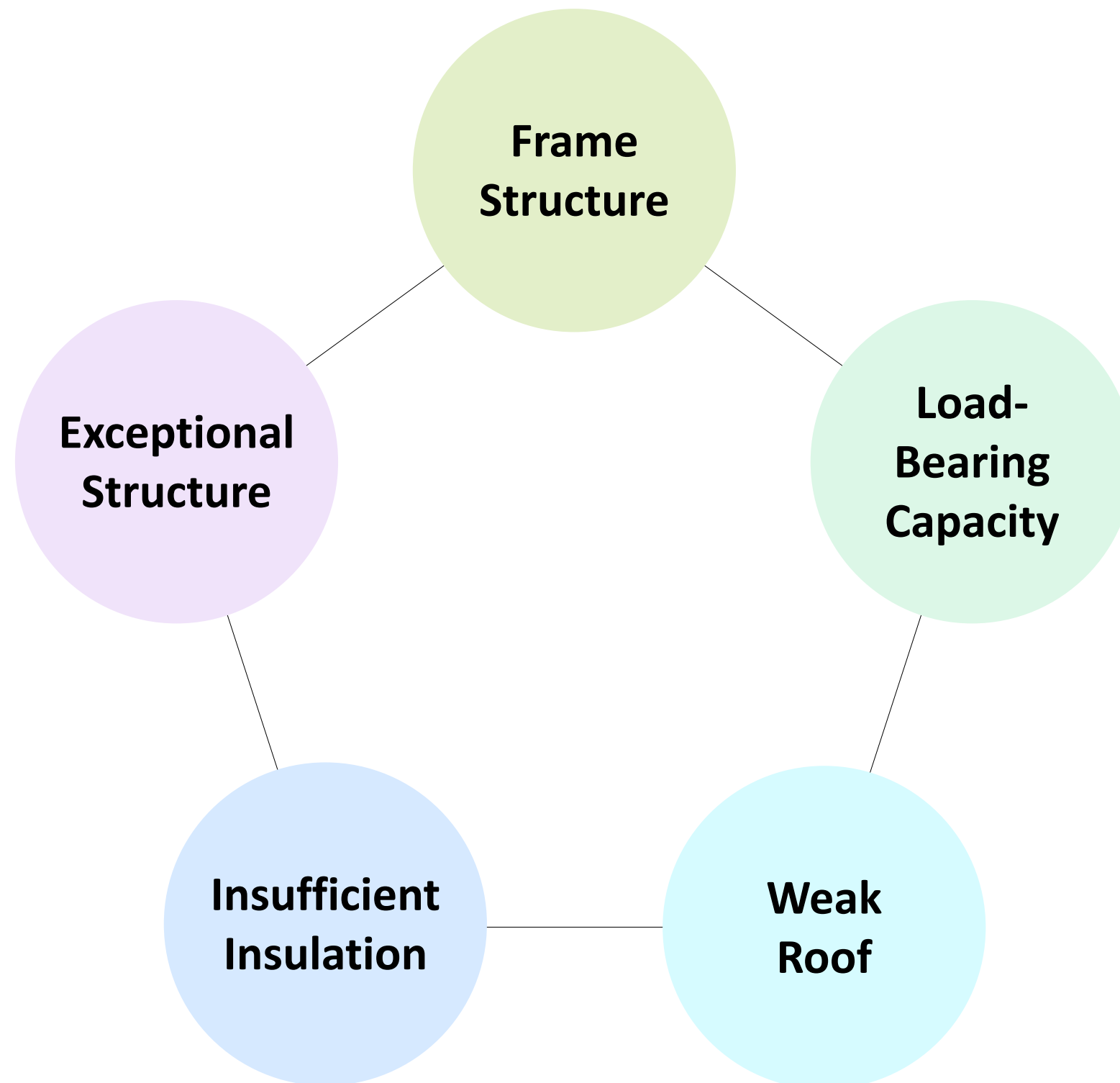
Corridor

THE BUILDING: Space



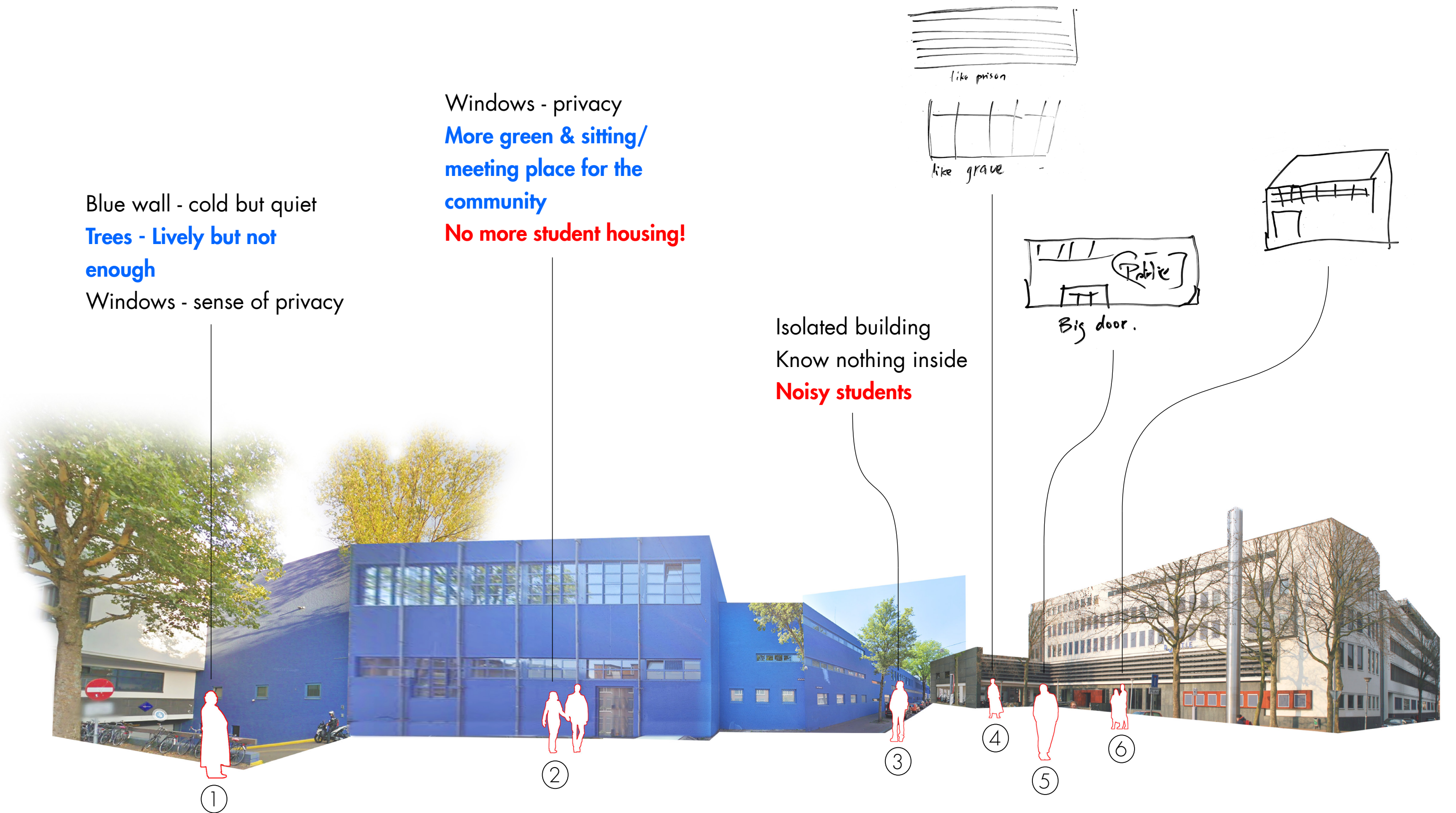
Canteen

THE BUILDING: Technology



Source: Groninger Archieven

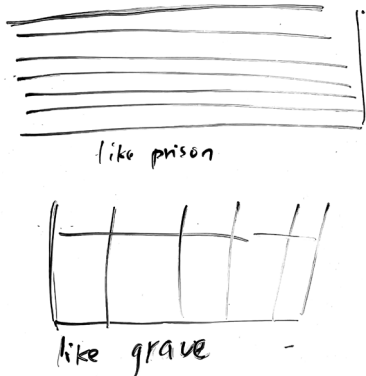
FACADE & EXTERIOR SPACE: Interview & Cognitive Mapping



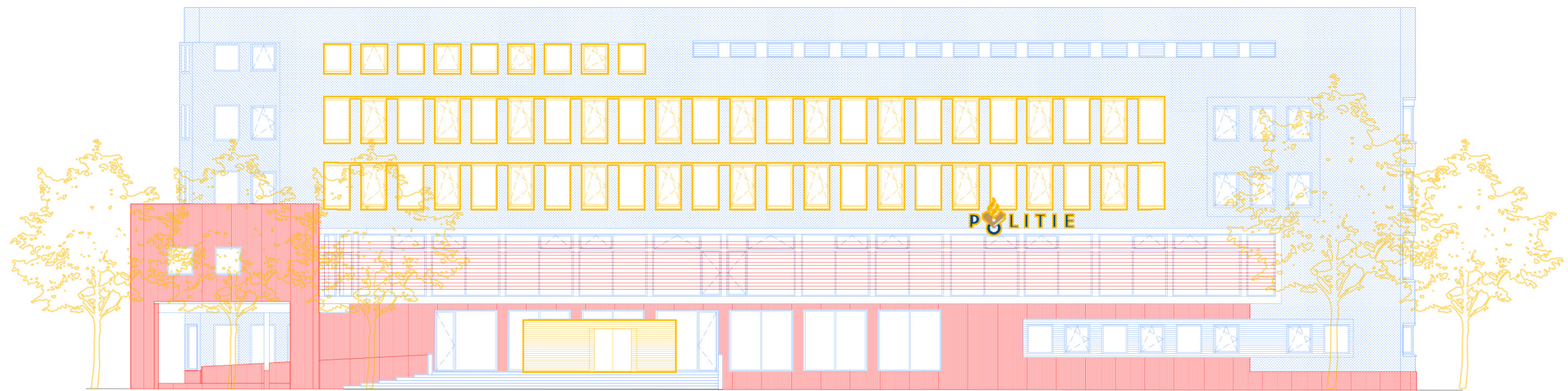
Blue wall - cold but quiet
Trees - Lively but not enough
Windows - sense of privacy

Windows - privacy
More green & sitting/
meeting place for the community
No more student housing!

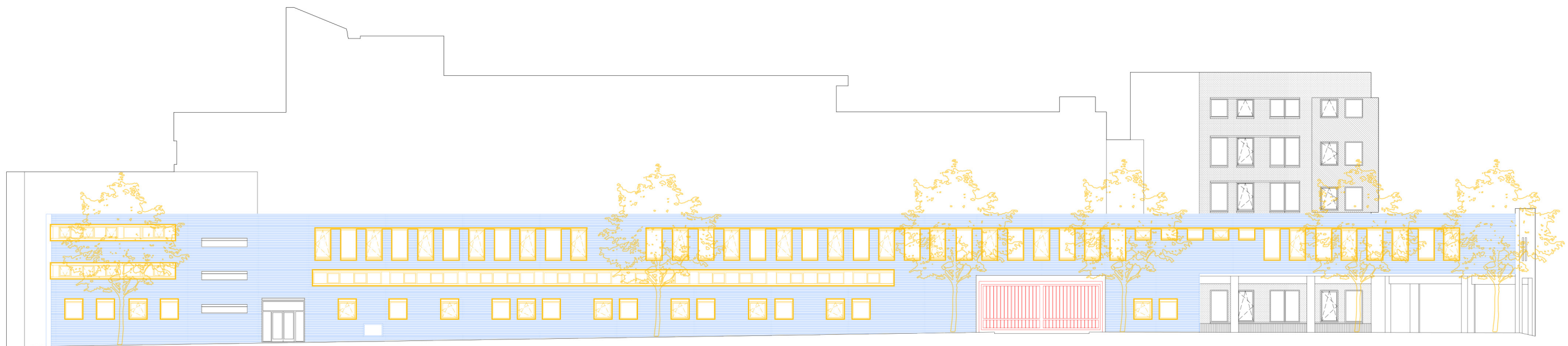
Isolated building
Know nothing inside
Noisy students



FACADE & EXTERIOR SPACE: Mapping of the Results



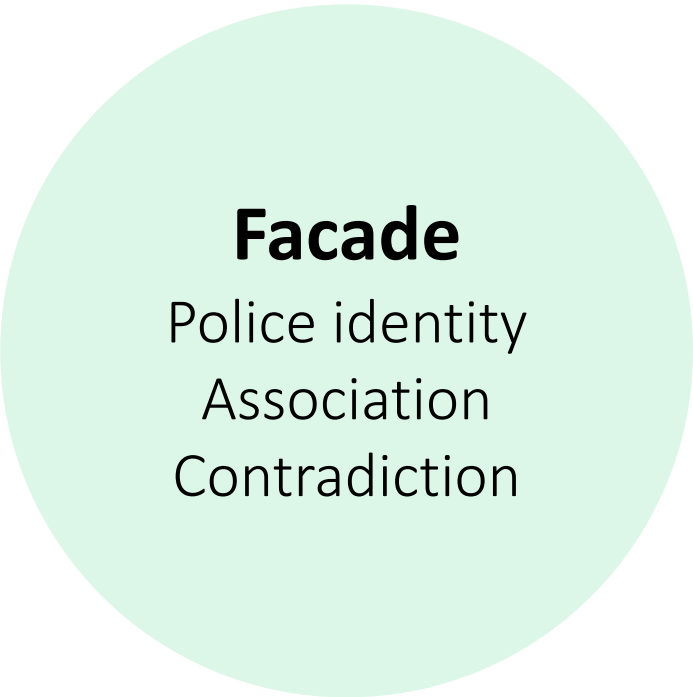
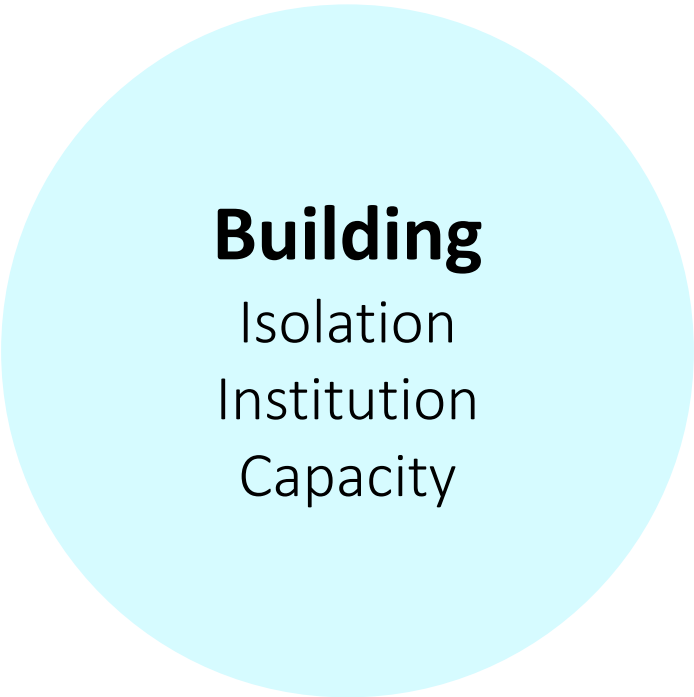
West Facade



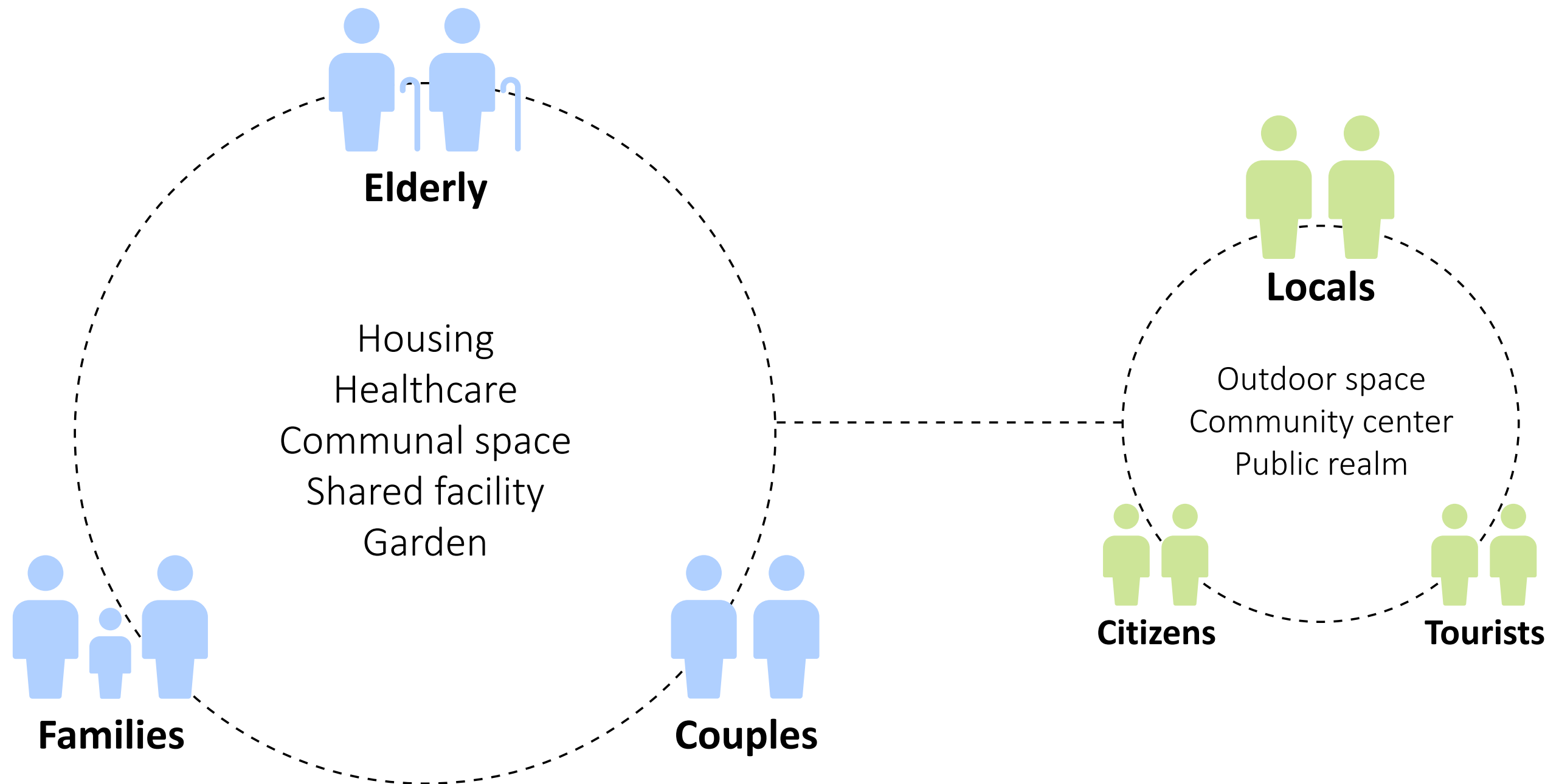
North Facade

Positive Negative Contradictory

KEY INFORMANT SET: How is the site?

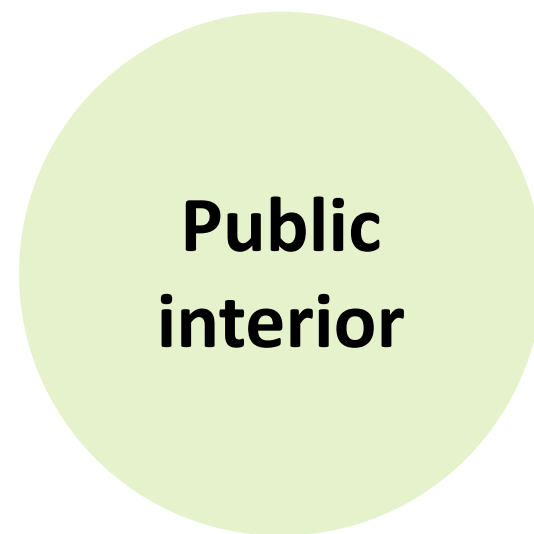


TARGET USERS & NEW FUNCTIONS



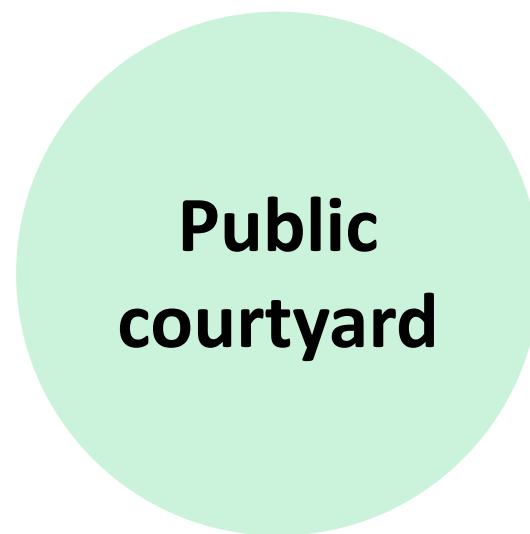
Couples : Families : Elderly $\approx 1 : 1 : 1$
Current Size: 13,500 m², Added Volume: 2500 m², 65 households

4 LEVELS OF COMMUNAL SPACE



Public interior

Gym
Shops
Supermarket
Barber's
Hotel



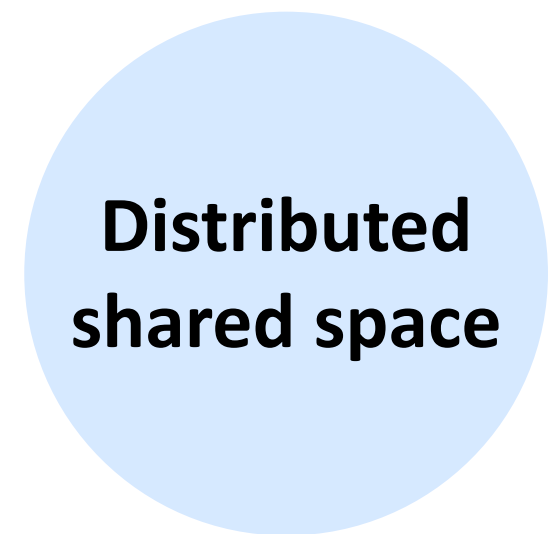
Public courtyard

Gardens
Playground
Greenery
Pavillions
Greenhouse



Community center

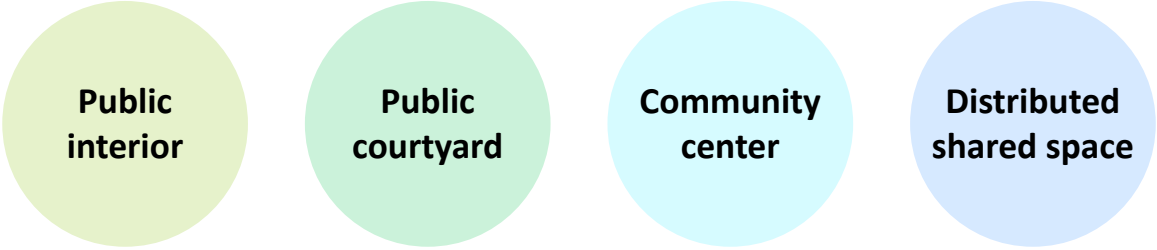
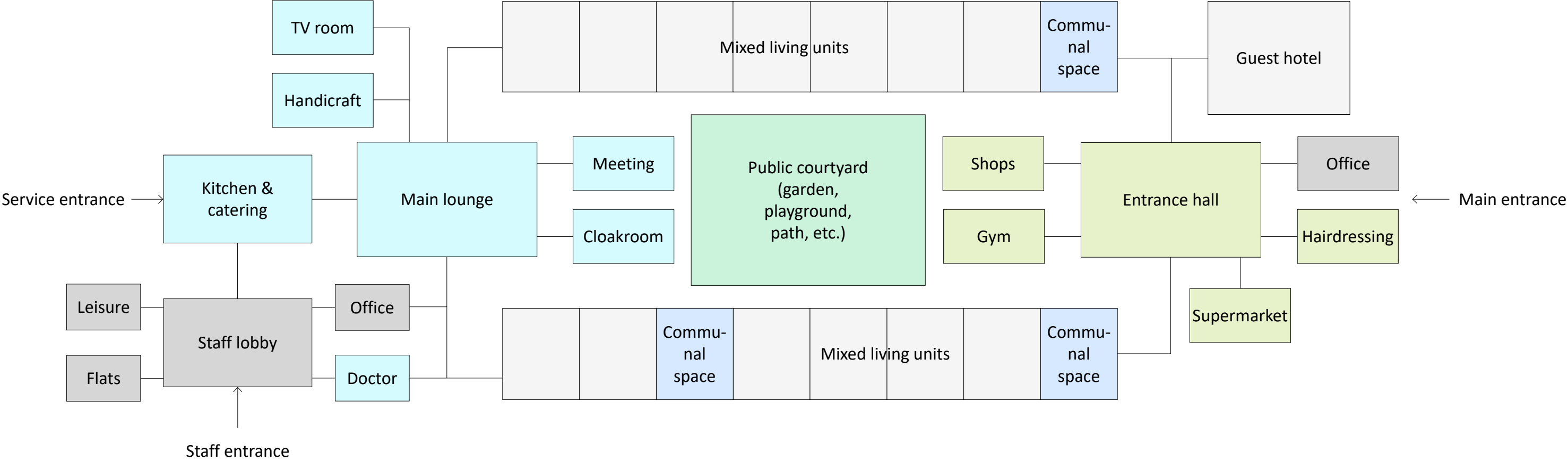
Kitchen
Catering
Workshop
Meeting room
Auditorium



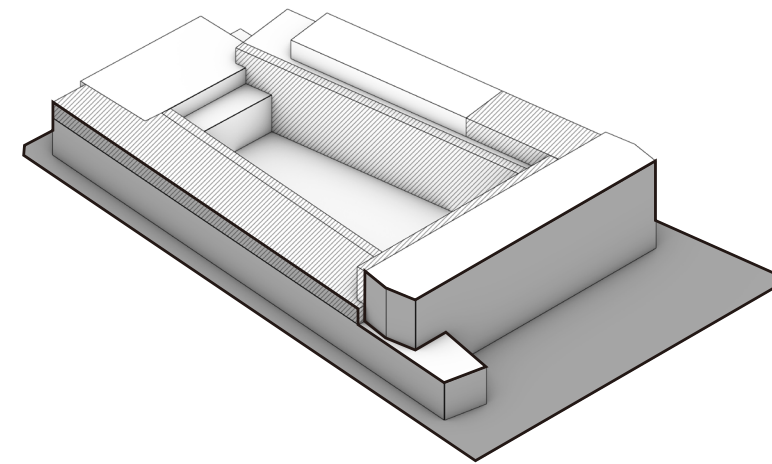
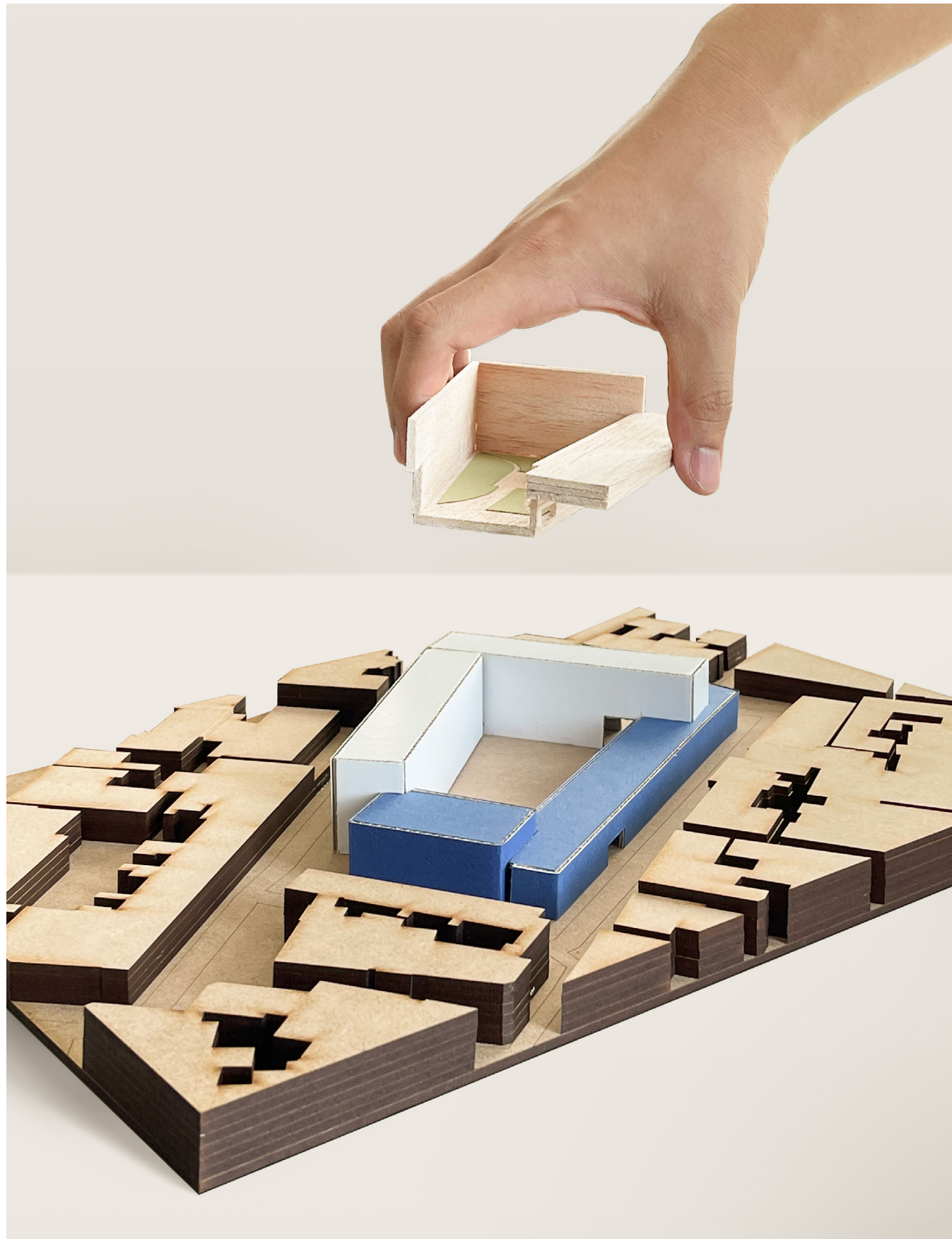
Distributed shared space

Pocket library
Laundry
Shared storage
Sports place
Sitting area

PROGRAM DISTRIBUTION

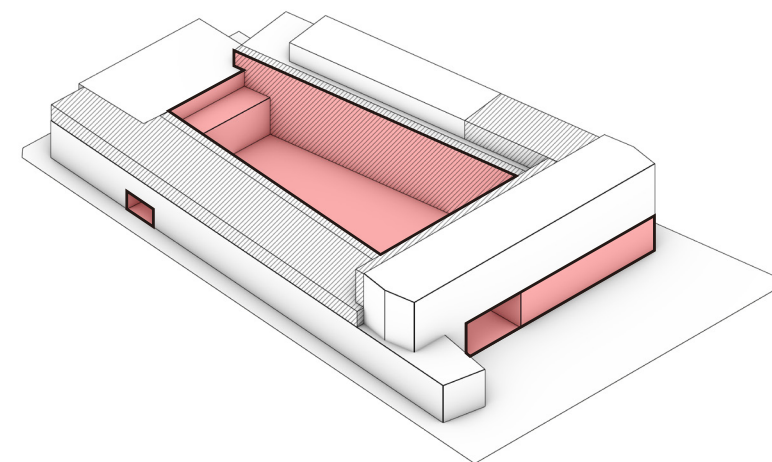


REDESIGN PROPOSAL: Connect the Community Again!



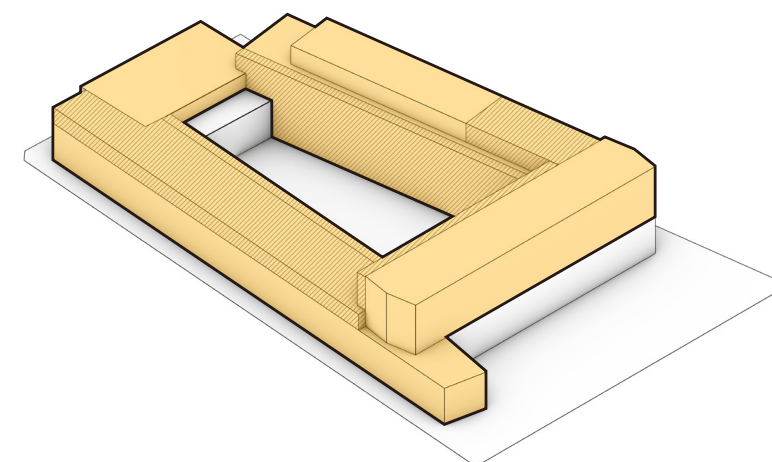
Sensitive Surface

Treat the facades and exterior space in a modest manner



Inclusive Core

Add volumes and create new perceptions inside the block

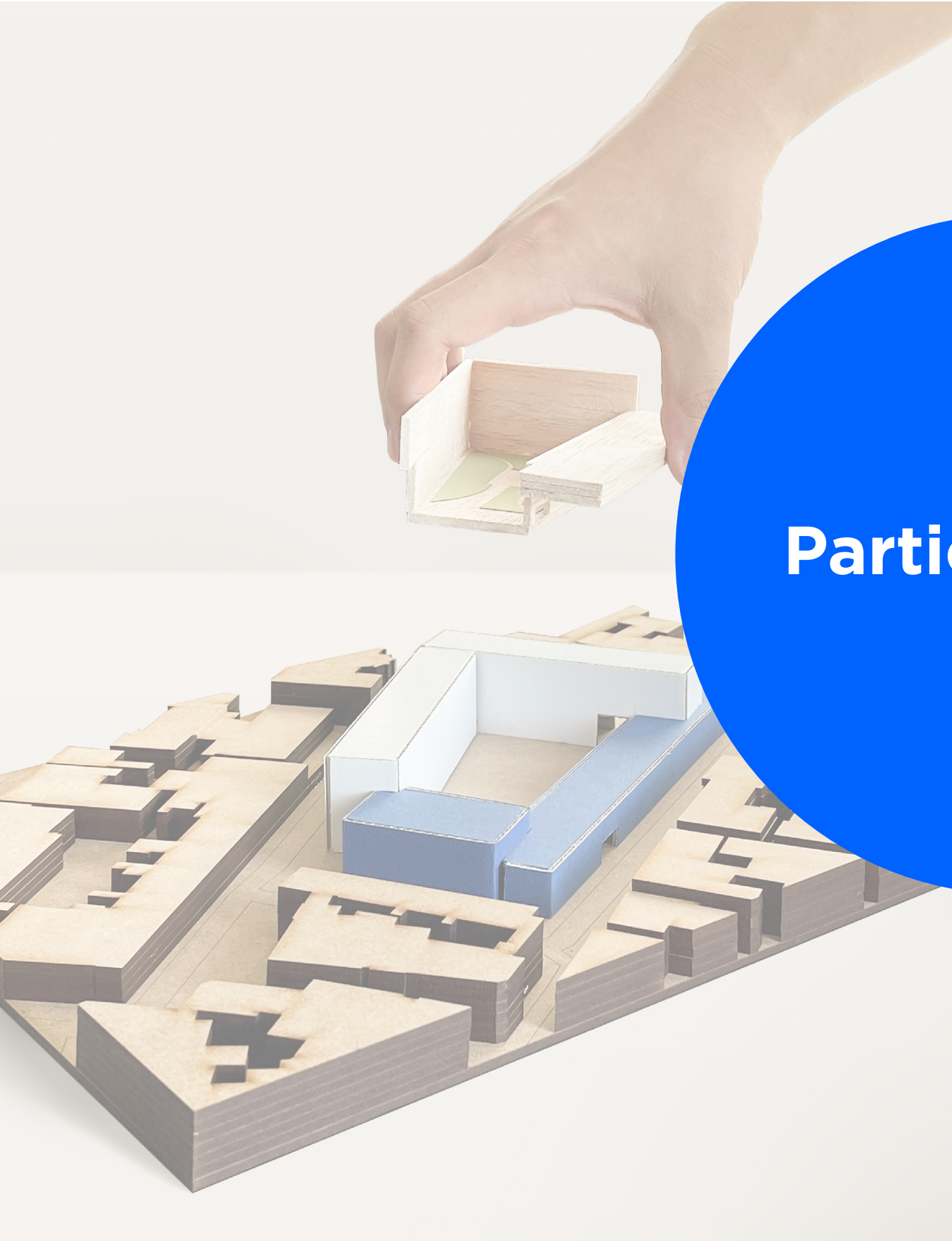


Attentive Home

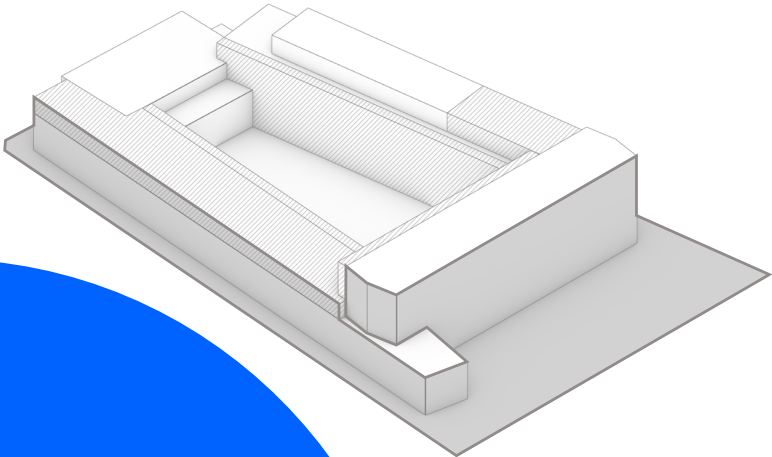
Reorganize the interior and encourage comfortable co-living

 Added volumes

REDESIGN PROPOSAL: Connect the Community Again!

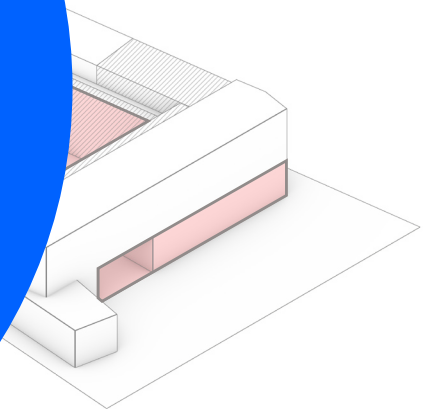


Participation!



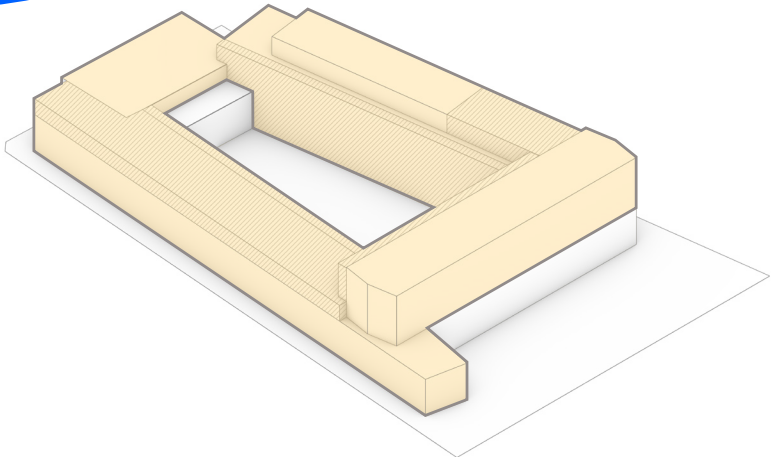
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Treat the facades and exterior space in a modest manner



Inclusive Core

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Attentive Home

Reorganize the interior and encourage comfortable co-living



Added volumes

WHY PARTICIPATION?

Threat

"Rapid and frequently uncontrolled development is transforming urban areas and their settings, which may cause fragmentation and deterioration to urban heritage with deep impacts on community values"

---Recommendation on the Historic Urban Landscape



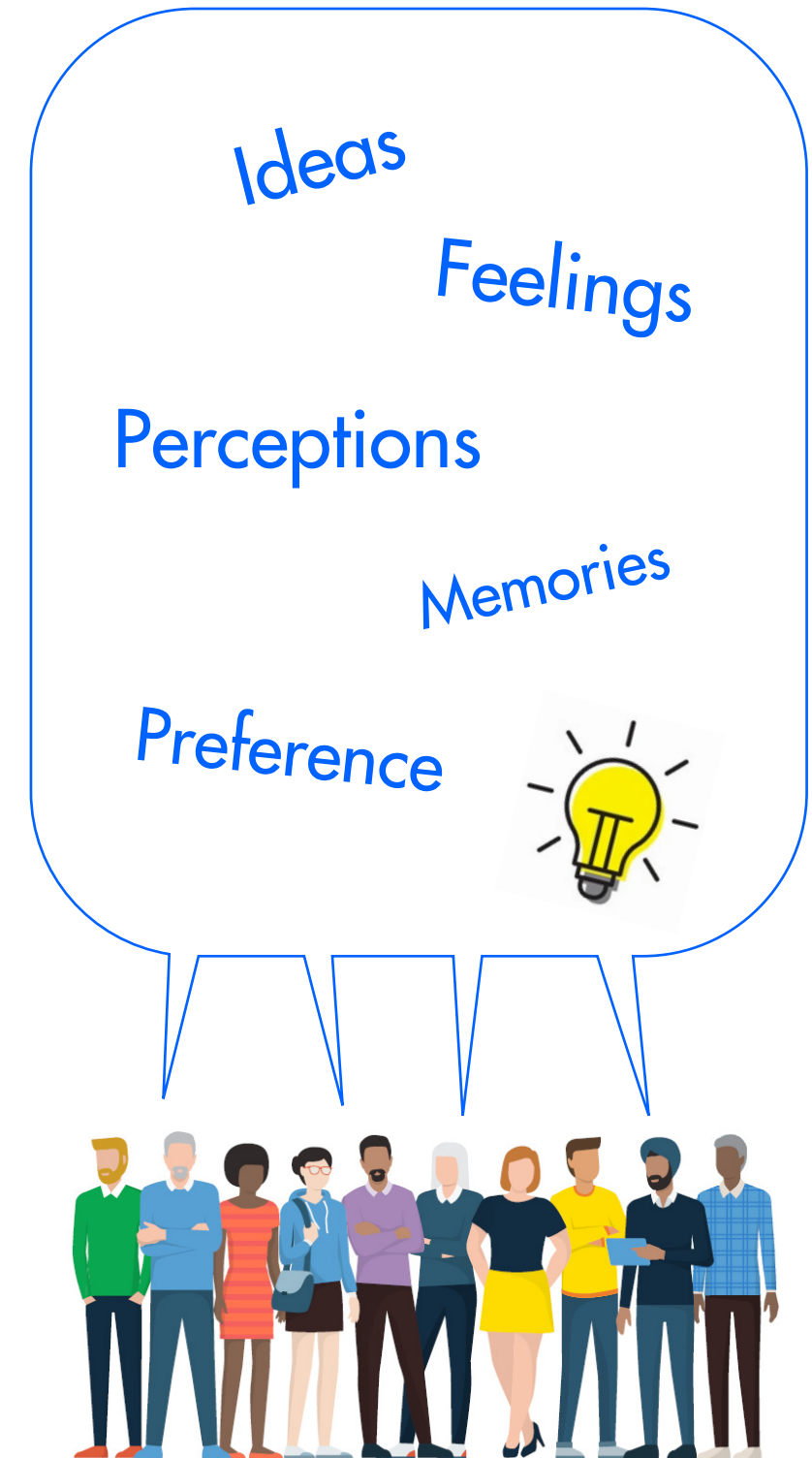
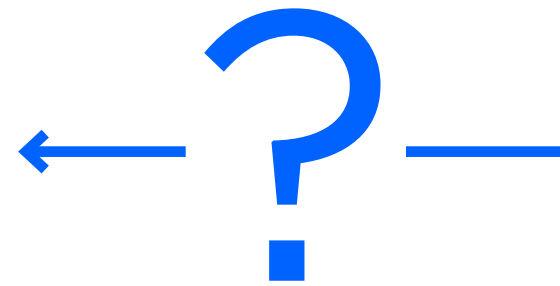
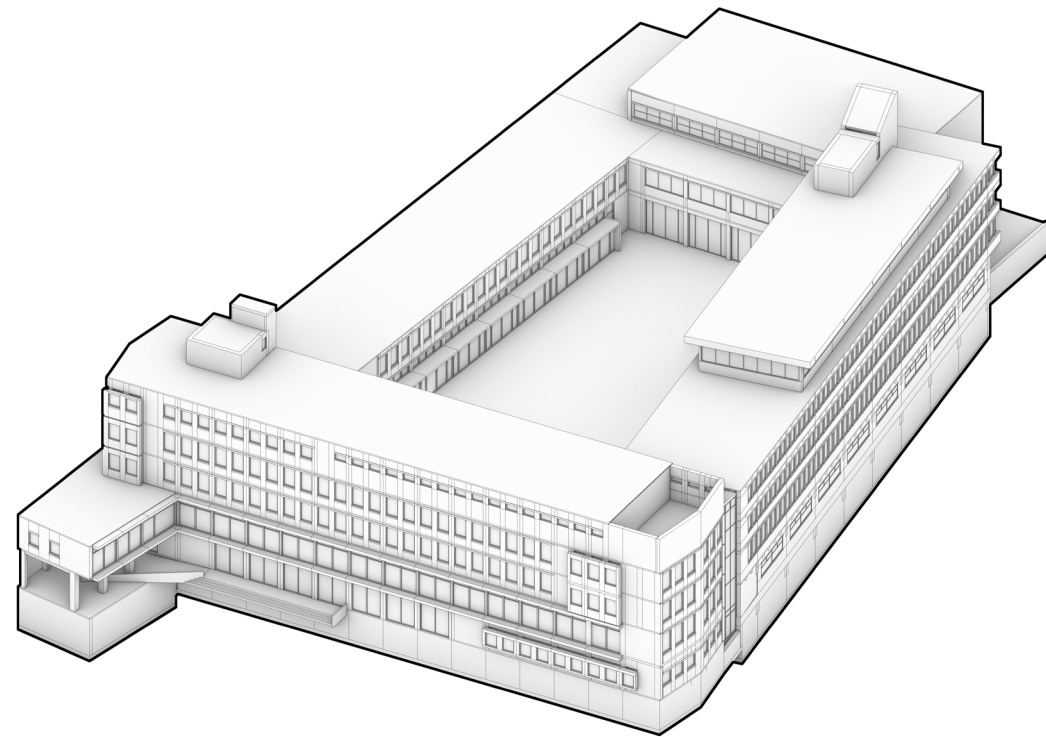
Opportunity

"The Faro Convention emphasizes the benefits that heritage generates for the economy, society and the environment, but for this to happen, its protection and valorisation must be shared and inclusive."

---Faro Convention



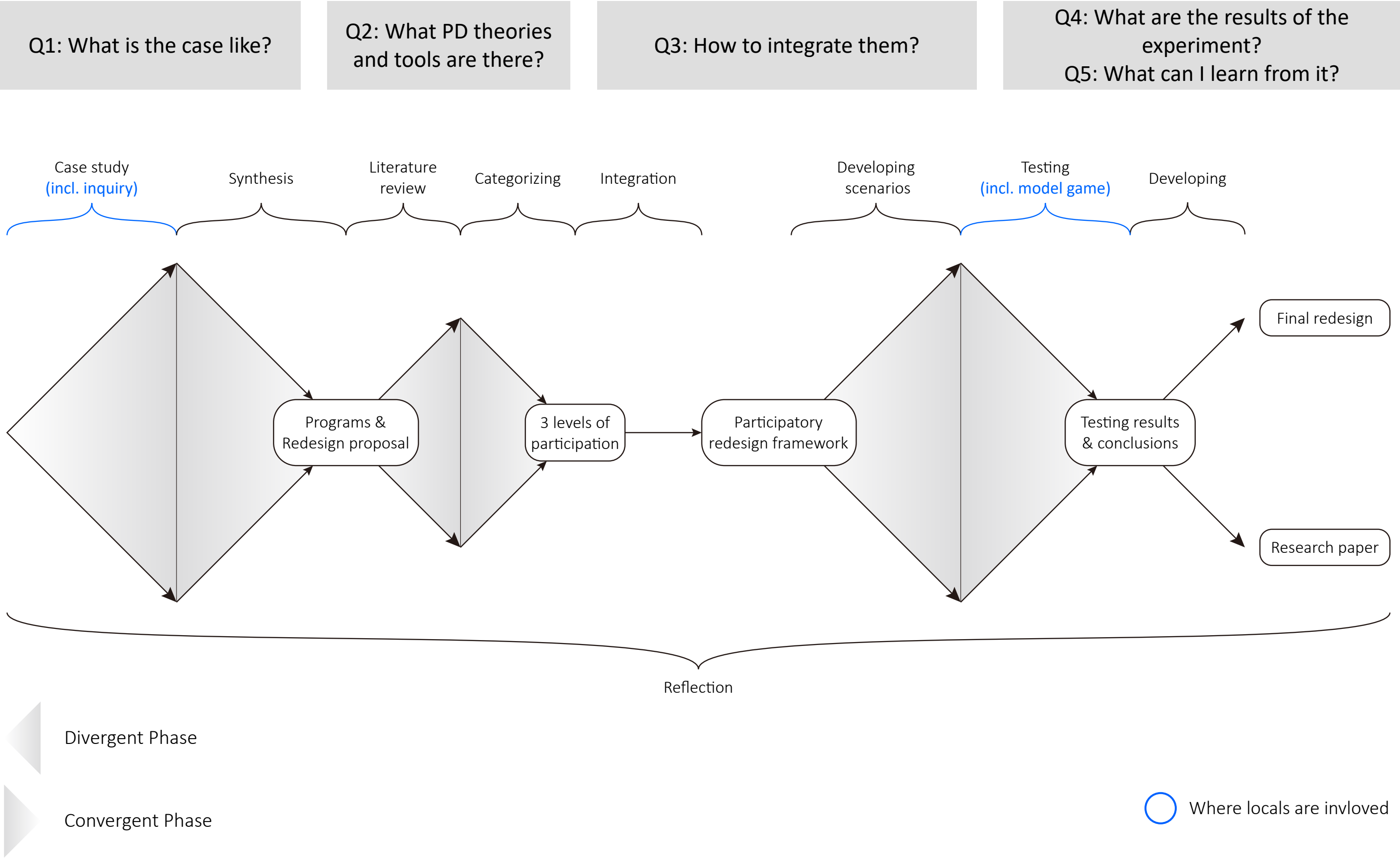
HOW CAN PARTICIPATION HELP?

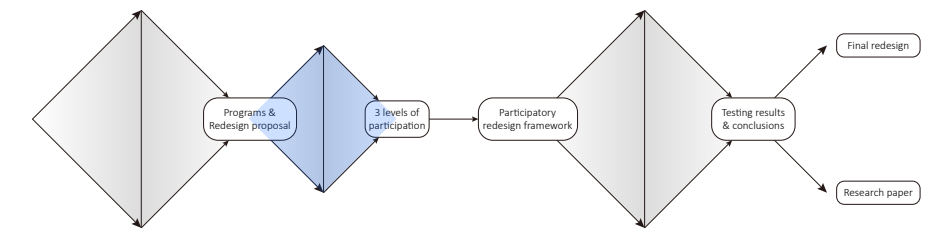


RESEARCH QUESTION

How can participation be used as a tool for vacant heritage redesign?

RESEARCH & DESIGN STRUCTURE

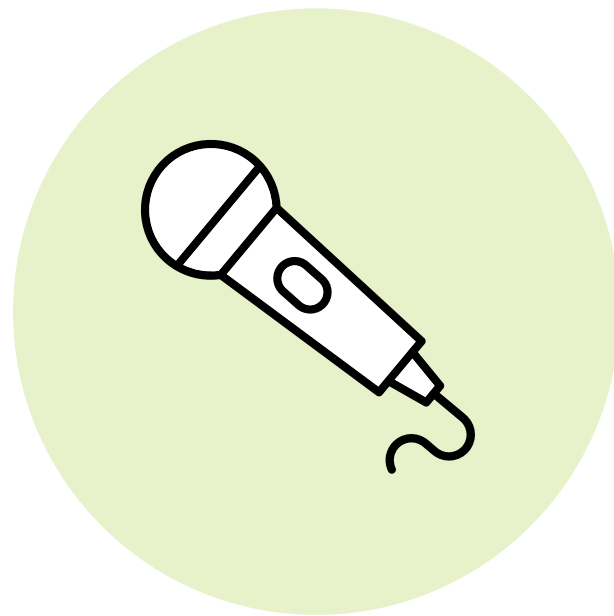
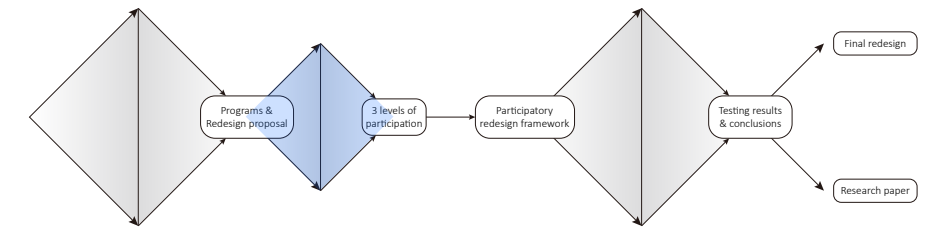




Q2:

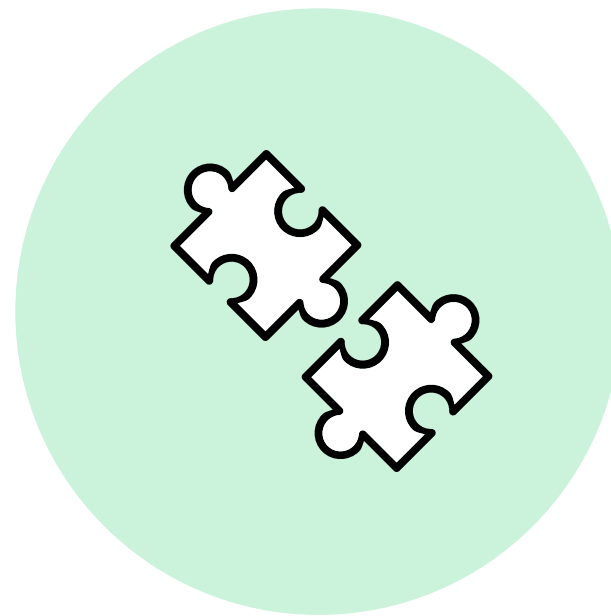
What participatory design theories and tools are there?

3 LEVELS OF PARTICIPATION



Inquiry

Getting input from participants



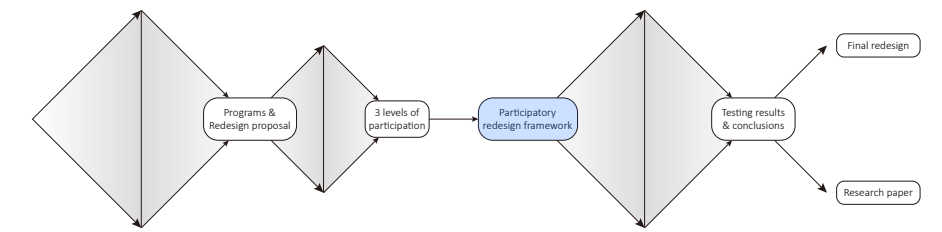
Testing

Involving participants in co-design and testing



Acting

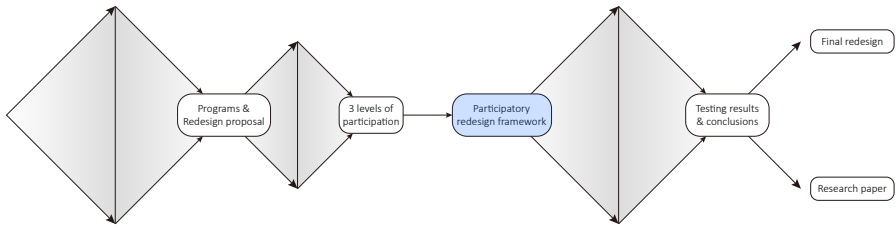
Bottom-up management and construction

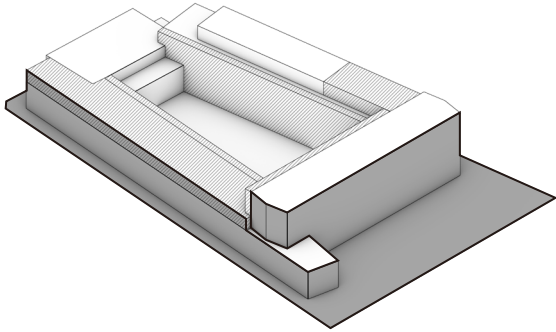
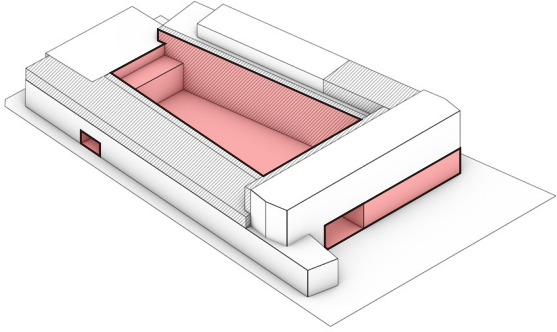
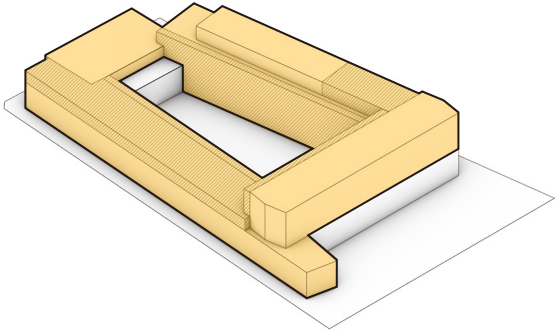
















































Q3:

**How to apply the 3 levels of participation to
Politiebureau Groningen Centrum?**

PARTICIPATORY REDESIGN FRAMEWORK

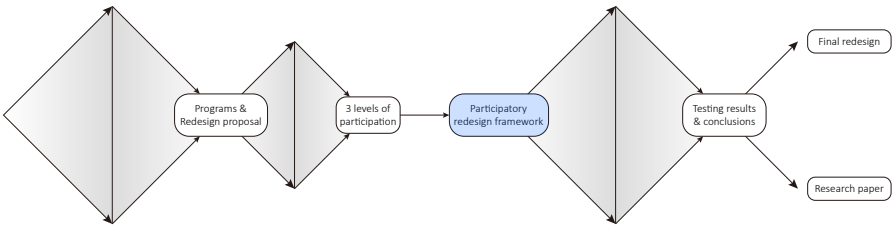


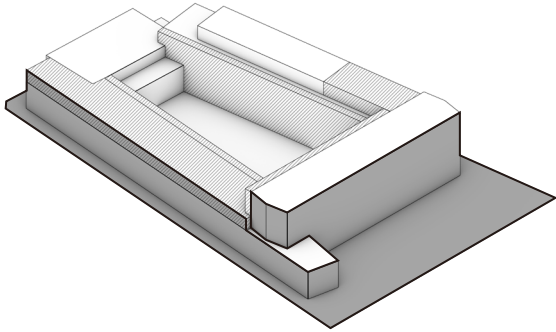
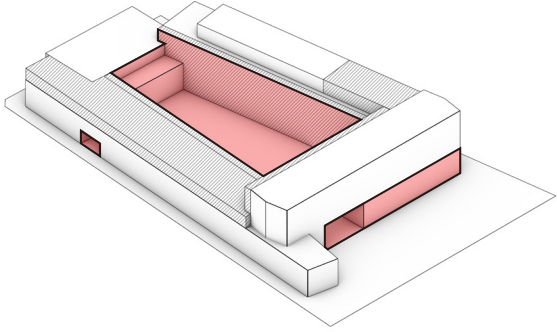
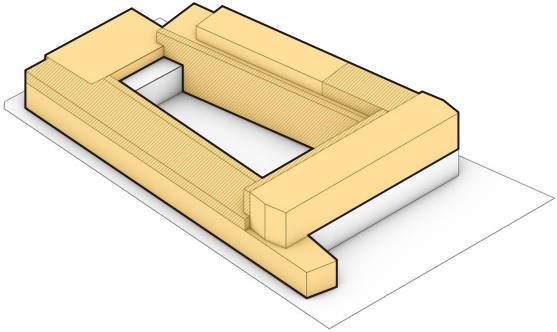














































												
		Sensitive surface			Inclusive core				Attentive home			
Levels of participation	Design objects	Outside facades	Front square	Surrounding streets	Courtyard	Community center	Public interior	Inside facades	Added galleries	Rooftop area	Shared facilities	Living units
	Inquiry		 	 	 	 	 	 				
	Testing		 	 	 	 	 	 				
	Acting		 	 	 	 						


 Added volumes


   Future residents    Locals

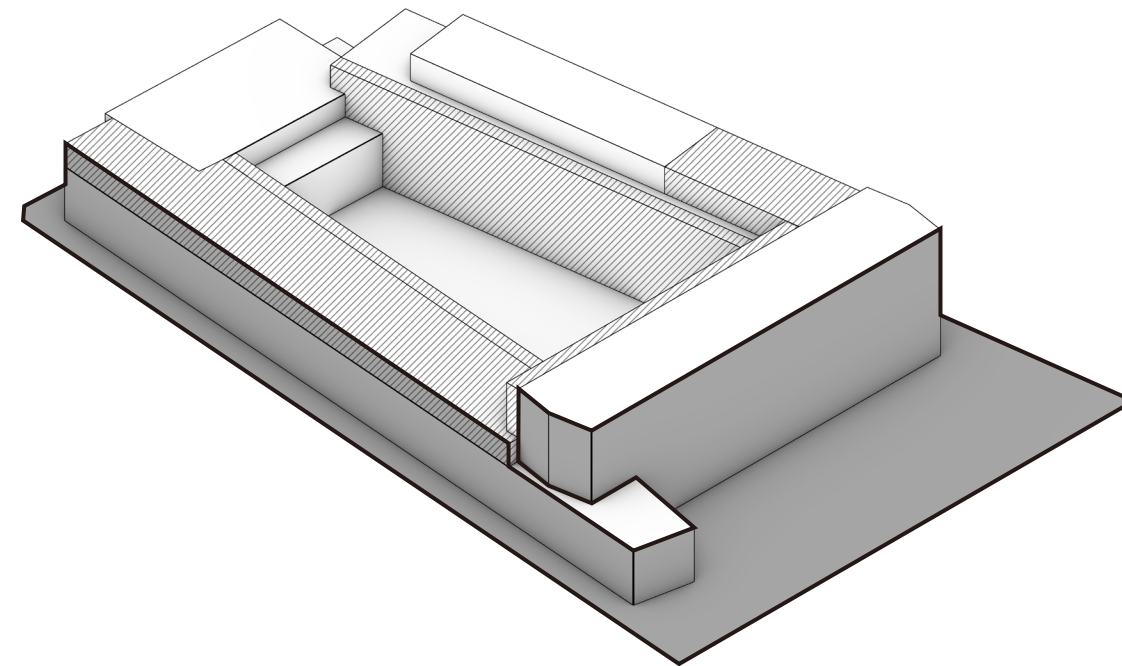
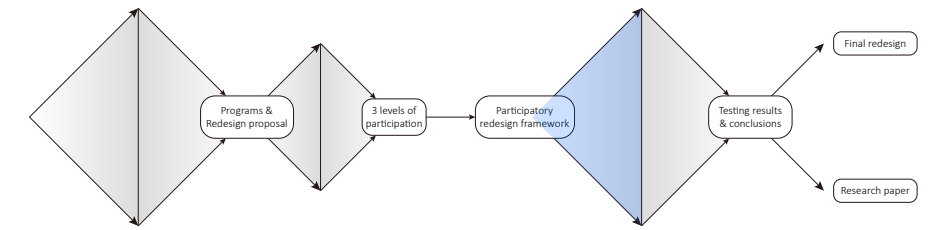
PARTICIPATORY REDESIGN FRAMEWORK



												
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	Inquiry		 	 	 	 	 	 				
	Testing		 	 	 	 	 	 				
	Acting		 	 	 	 						

 Added volumes

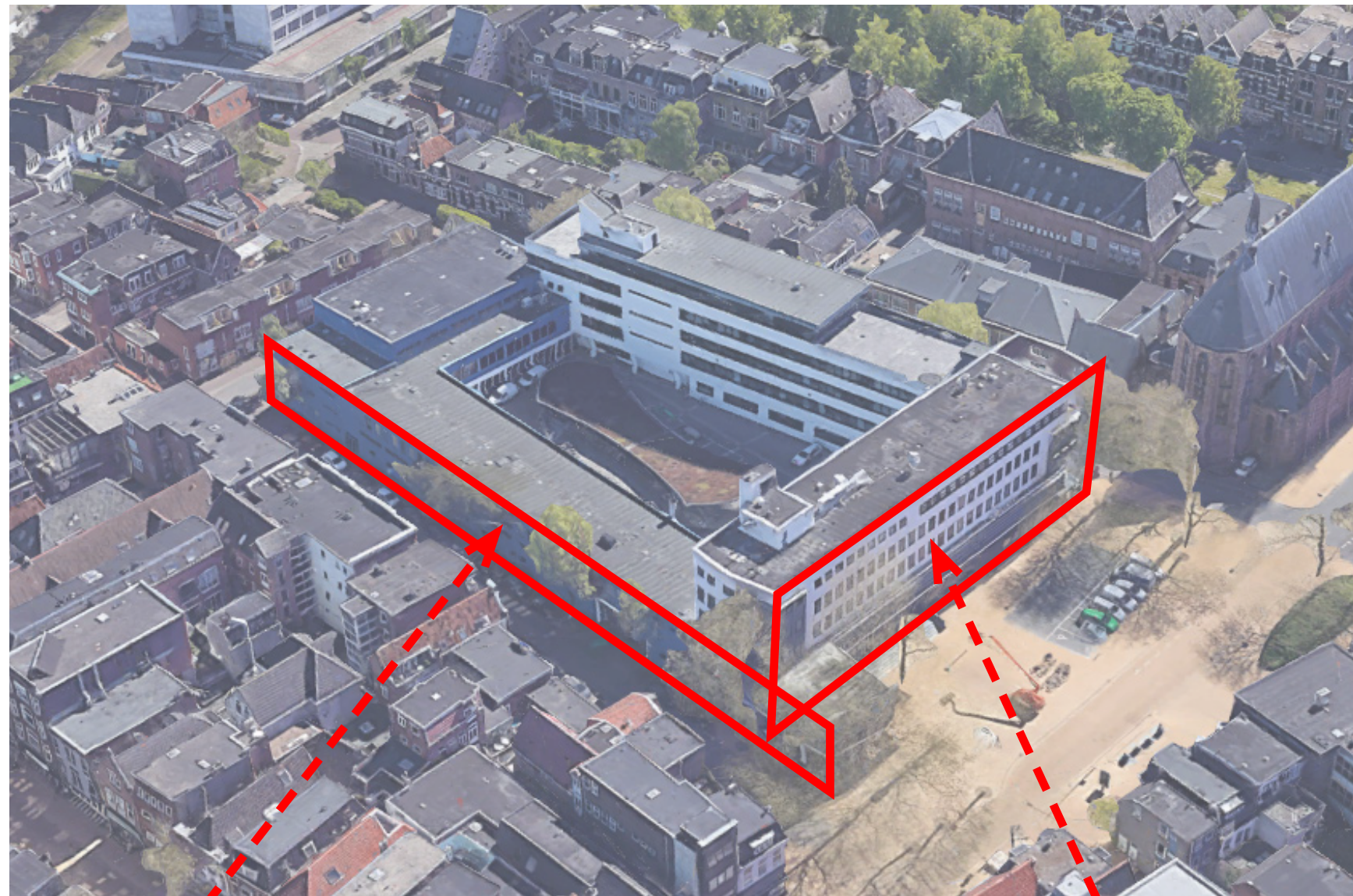
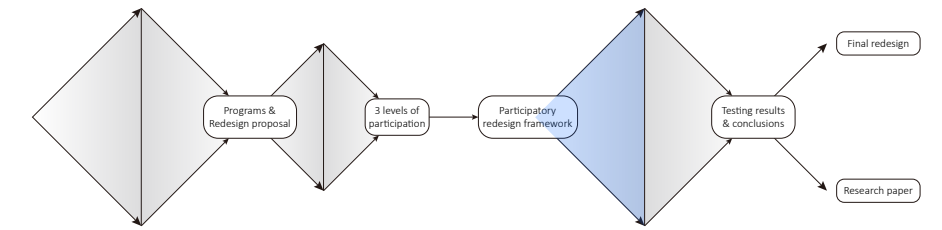
   Future residents    Locals



Sensitive Surface

Participatory facade redesign

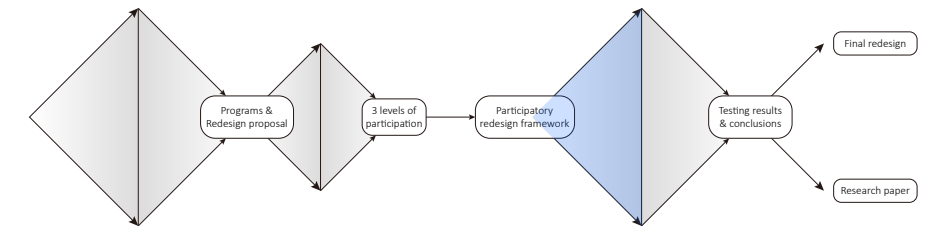
FACADE REDESIGN FOCUS



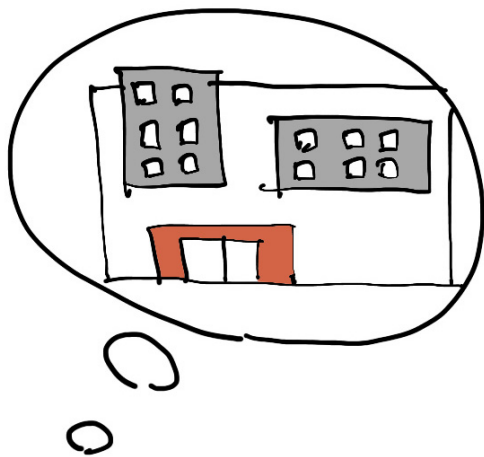
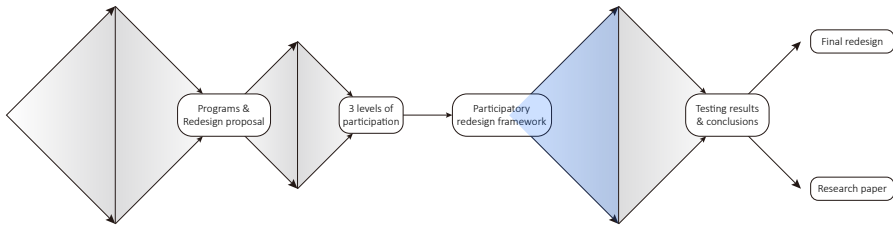
North Facade

West Facade

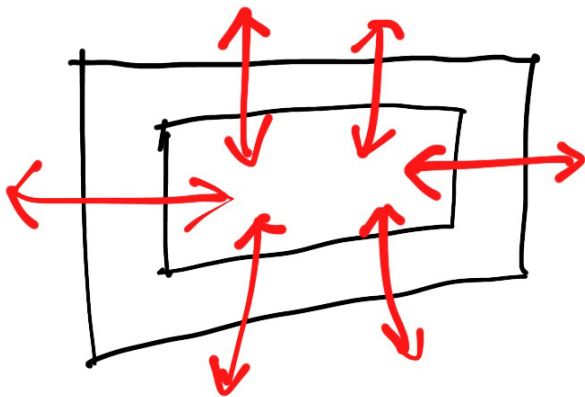
THE FRONT FACADE



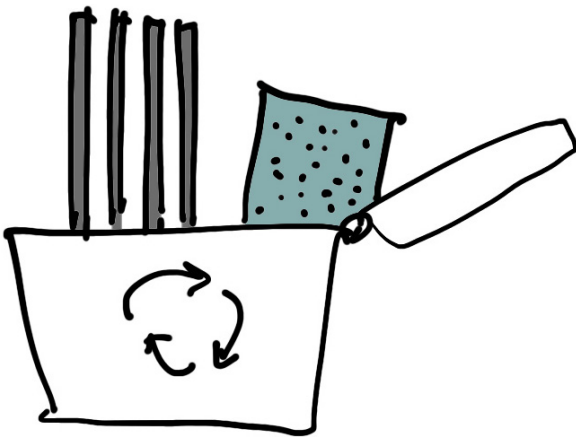
FACADE REDESIGN STARTING POINTS



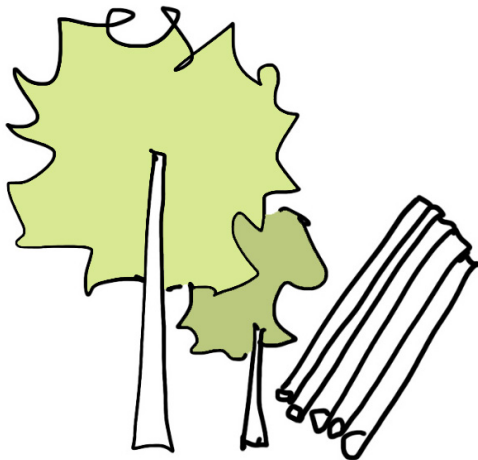
Characteristics



Openness



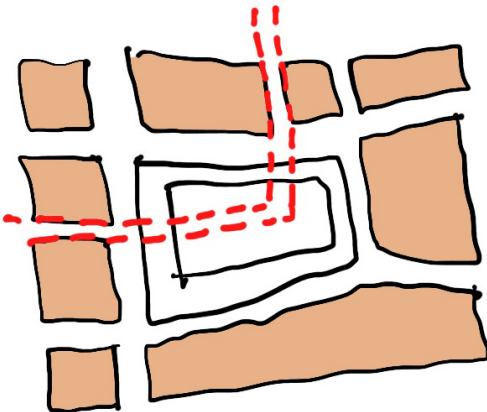
Perception



Nature

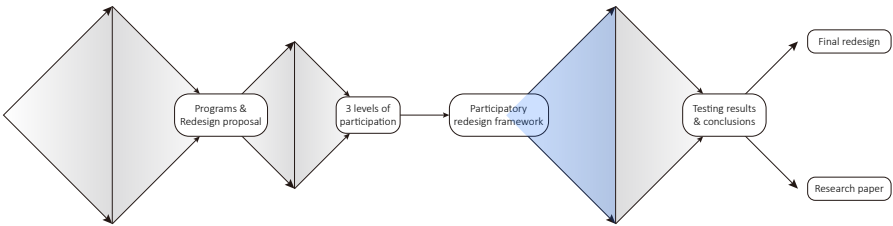
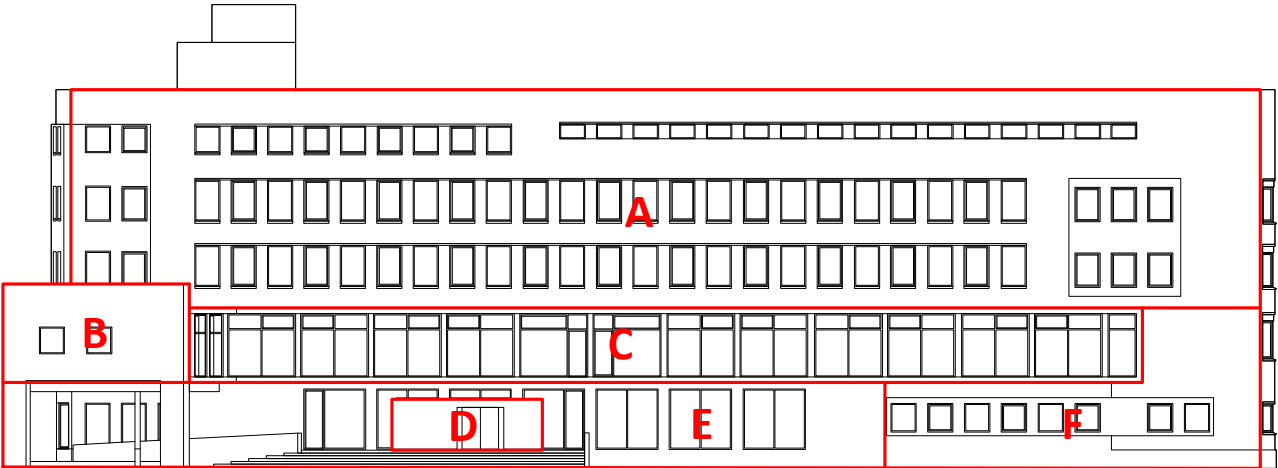


Function

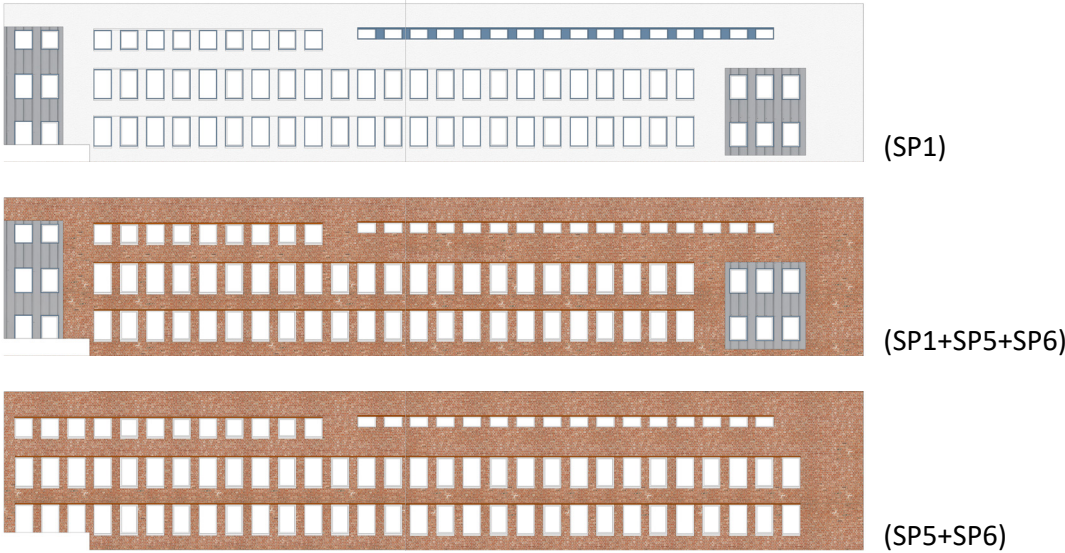


City

REDESIGN SCENARIOS



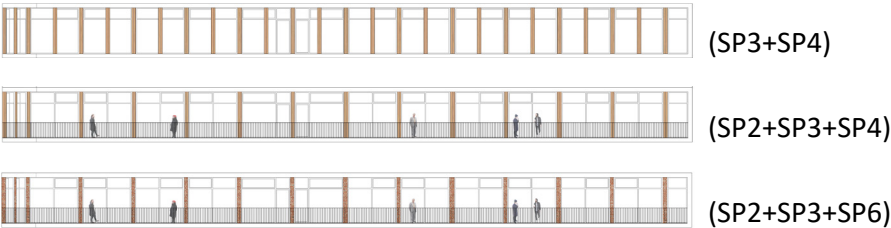
A:



B:



C:



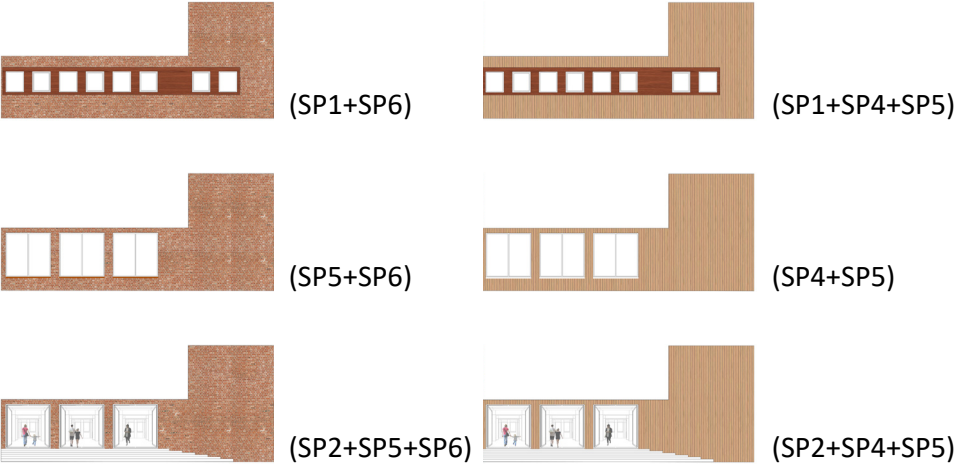
D:



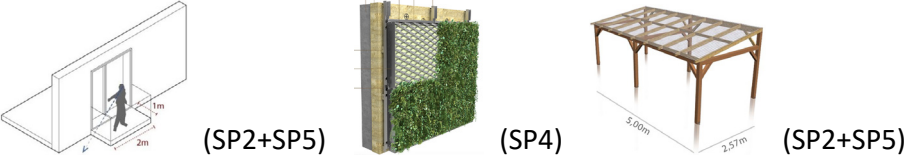
E:



F:



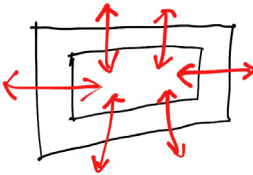
G (additions):



6 starting points



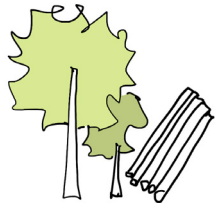
1. Characteristics



2. Openness



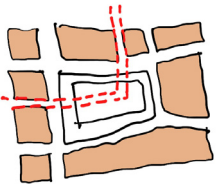
3. Perception



4. Nature



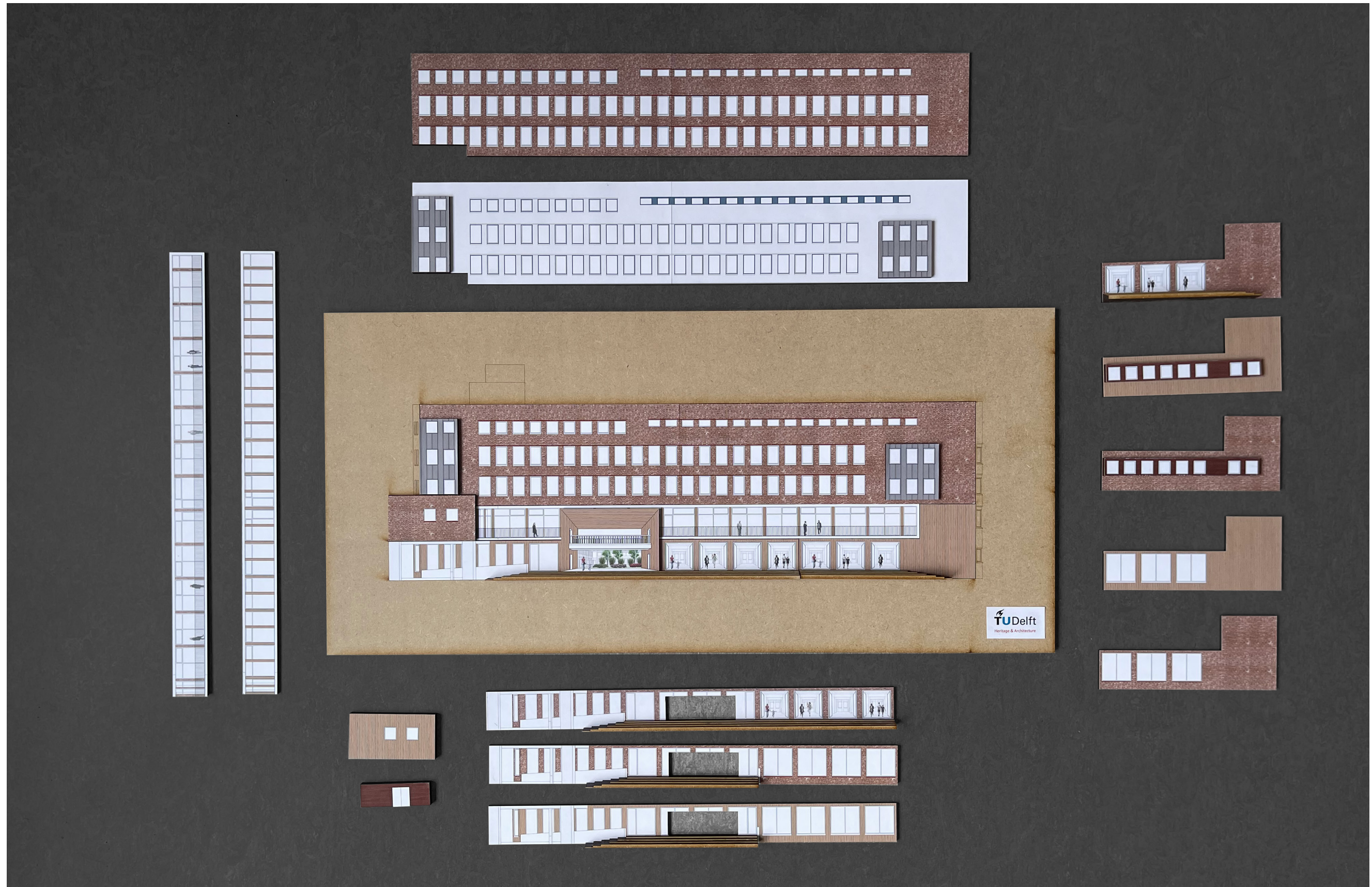
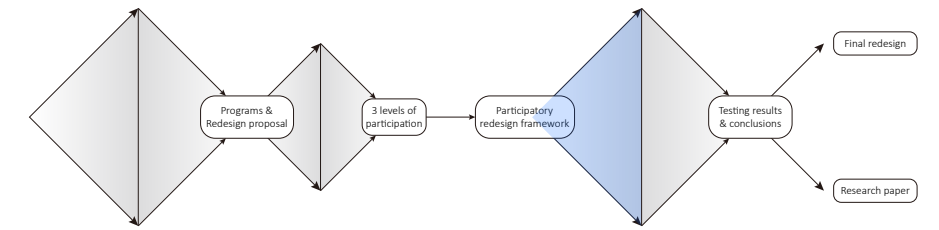
5. Function



6. City

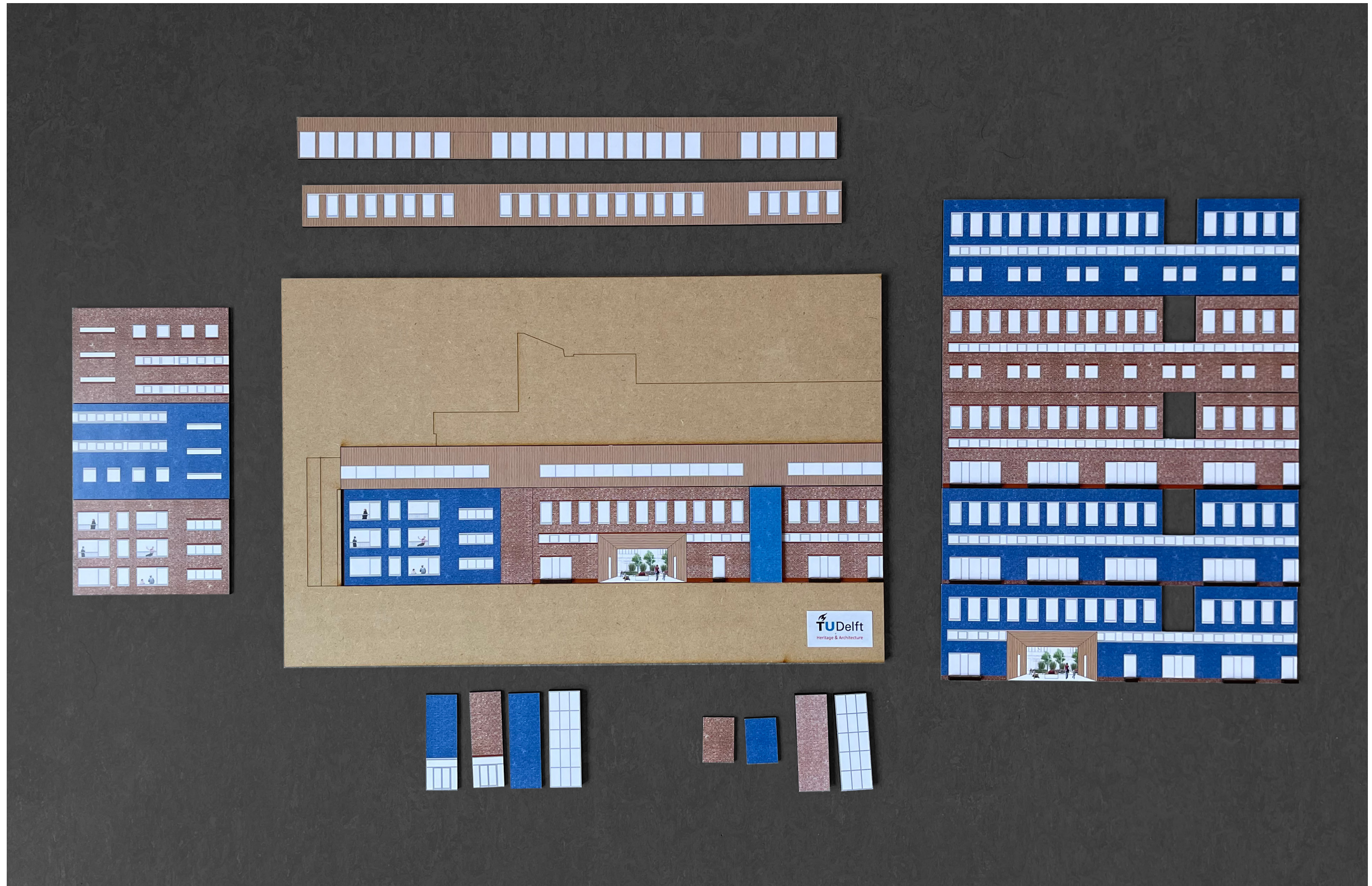
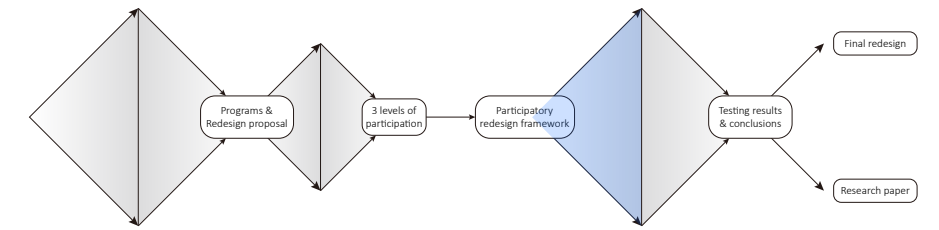
2,5D Model Gamification

More transparent & sense of participation



2,5D Model Gamification

More transparent & sense of participation



TESTING PROCESS

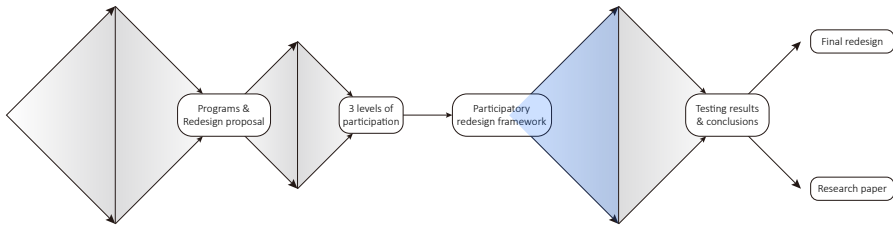
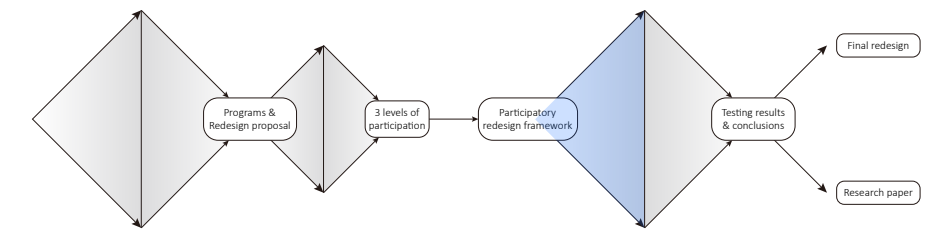


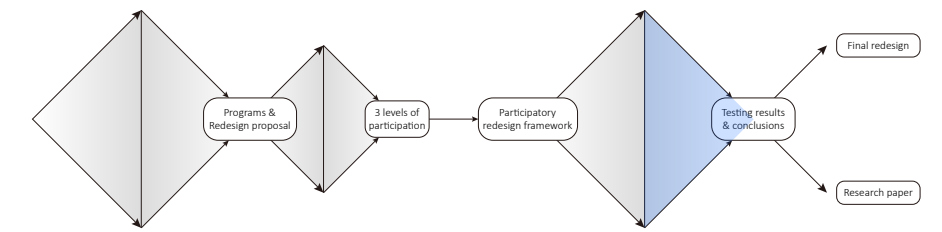
Photo by Baoky. K. Y. Huang

TESTING PROCESS



**Curious
Spontaneous
Intuitive
Interactive
Satisfied
Proud**

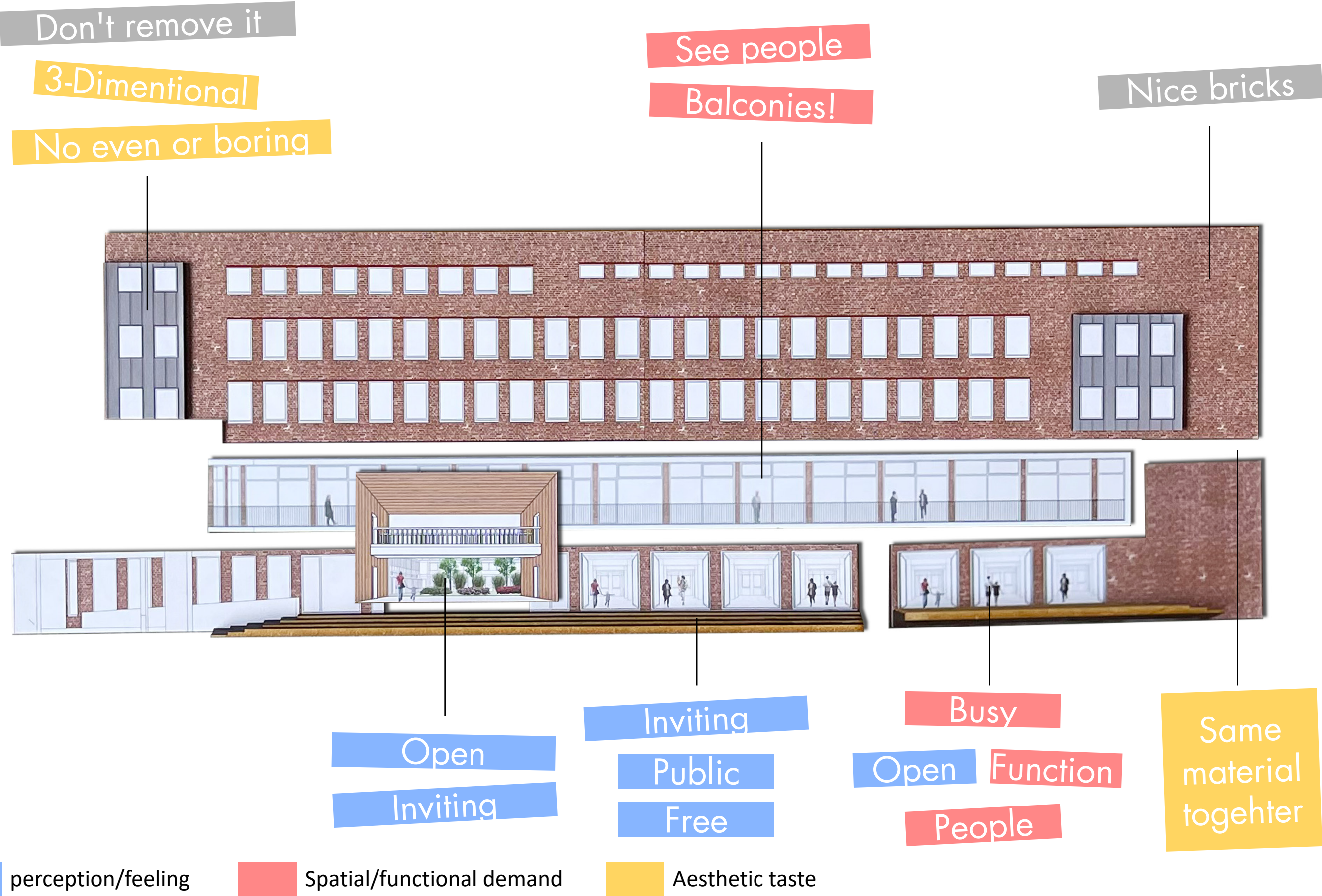
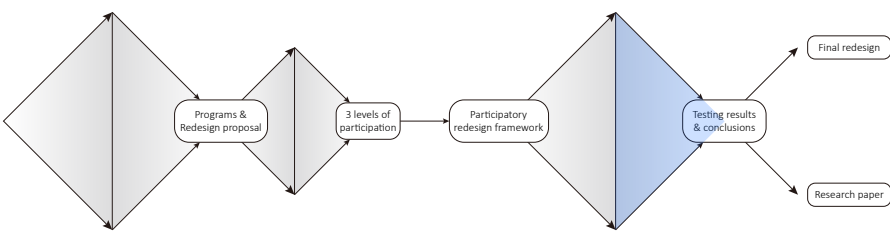




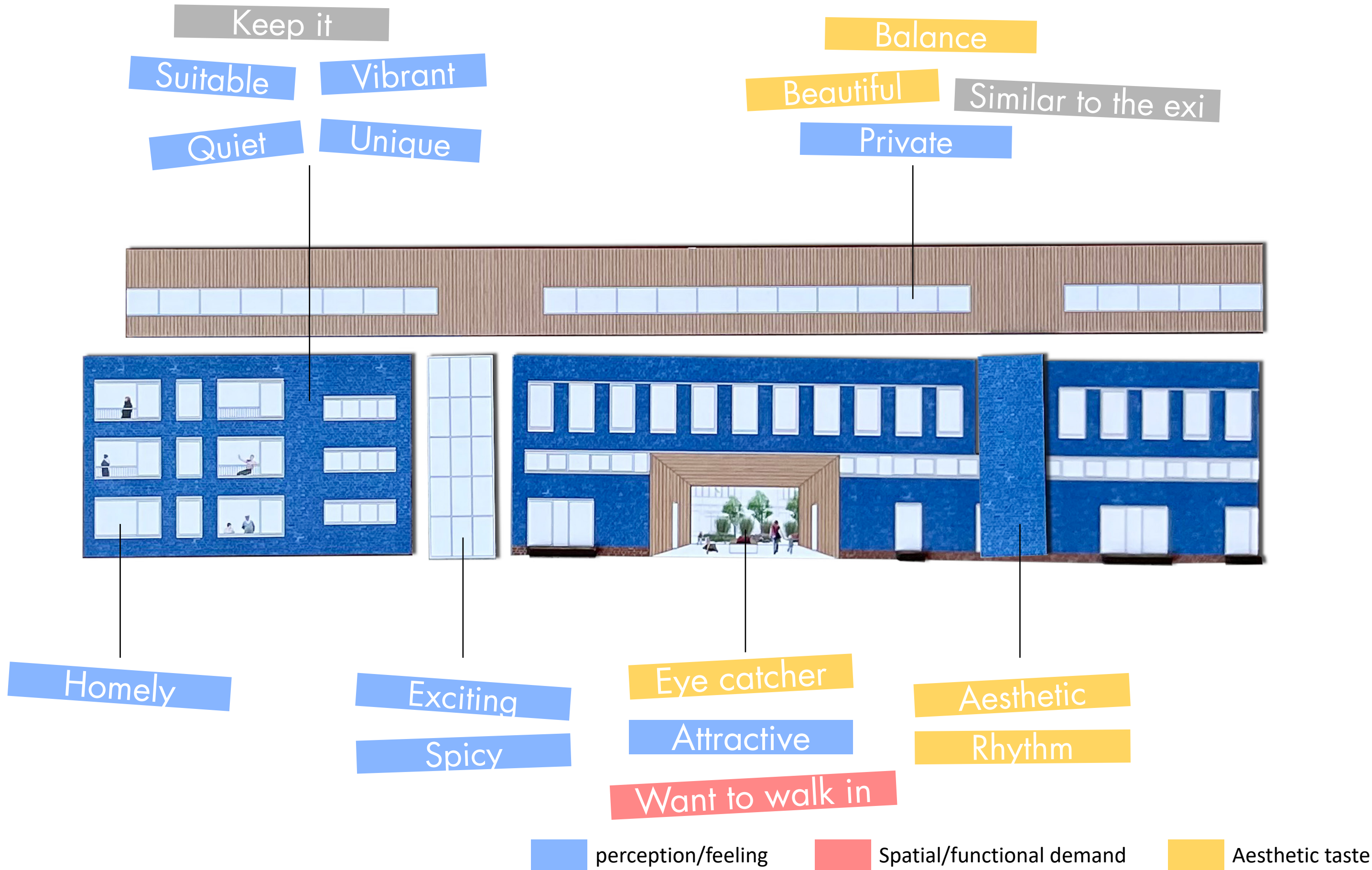
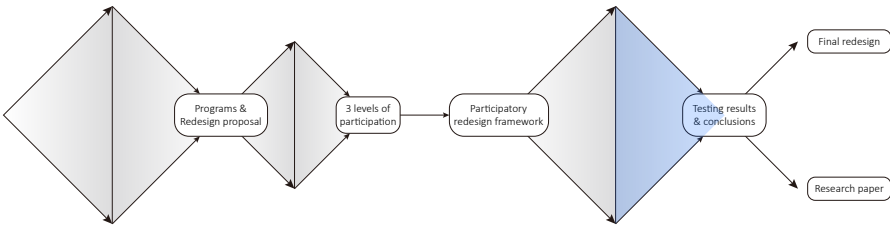
Q4 & Q5:

What are the results of the experiment?
How can they help the redesign?

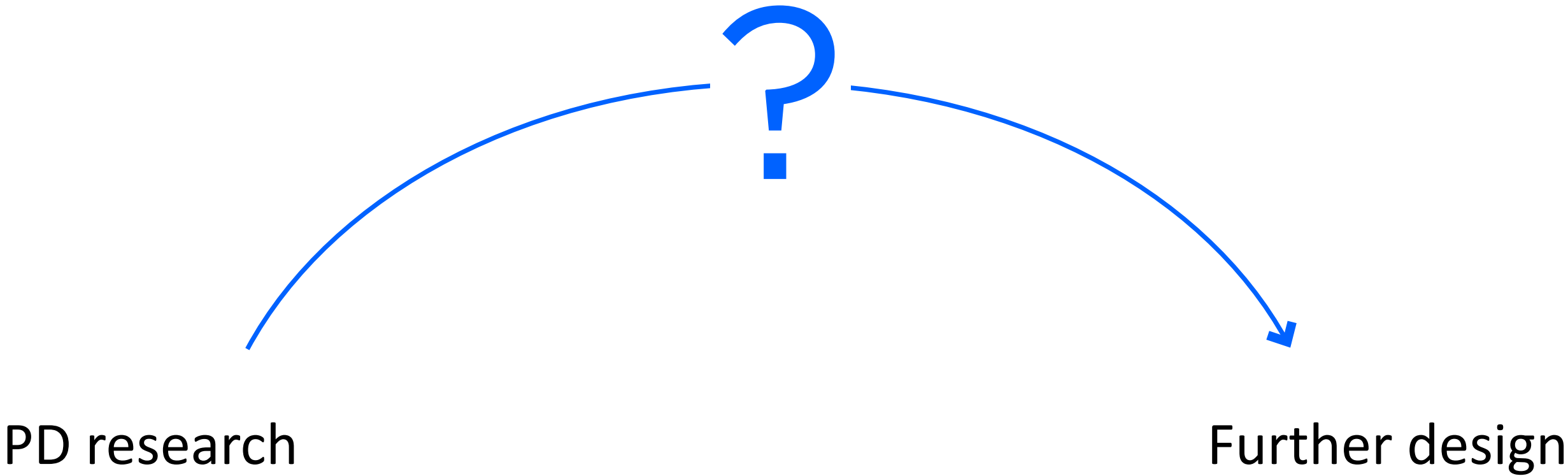
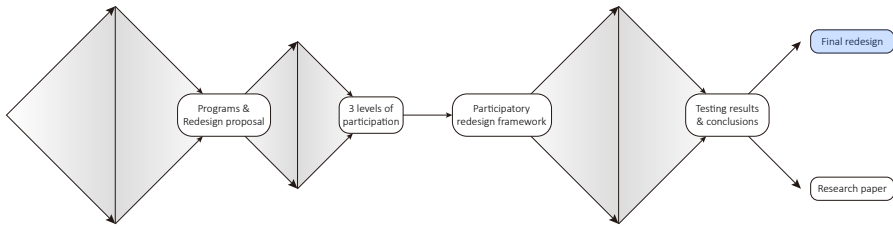
KEY FINDINGS: The Common Ground



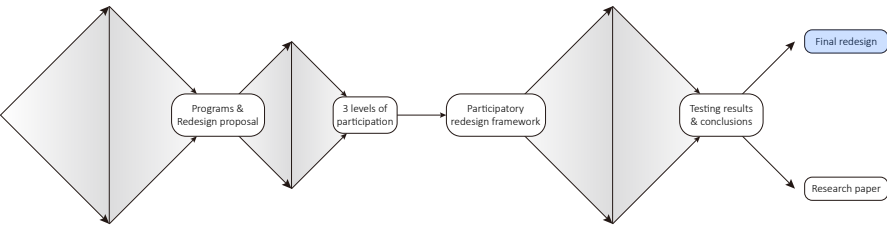
KEY FINDINGS: THE COMMON GROUND



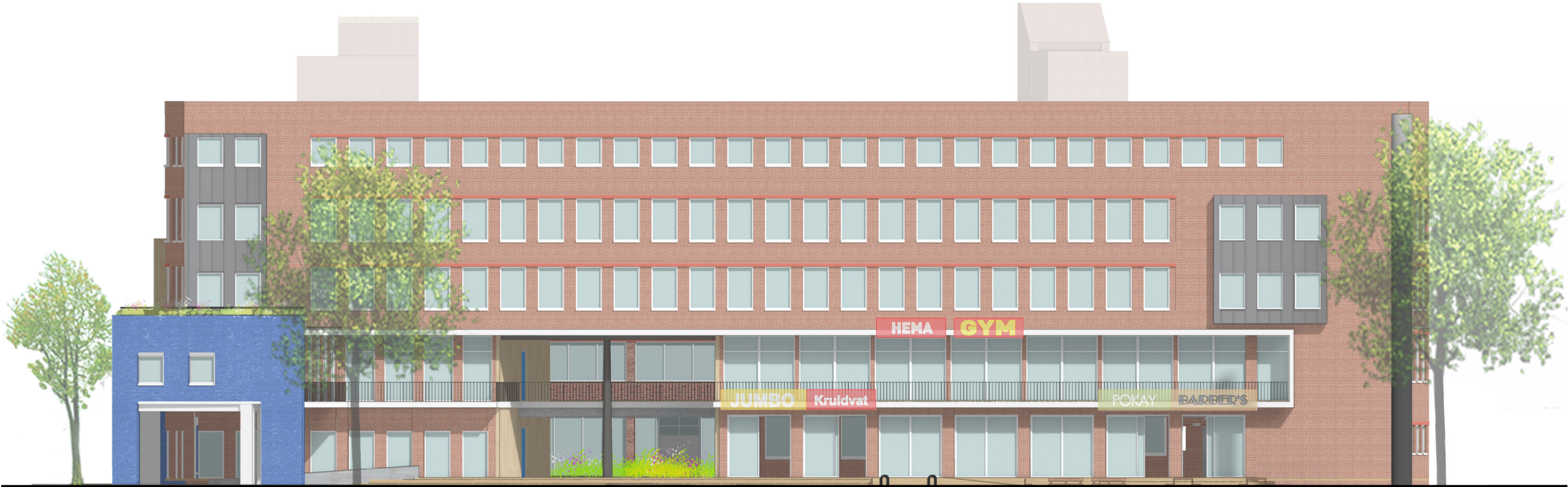
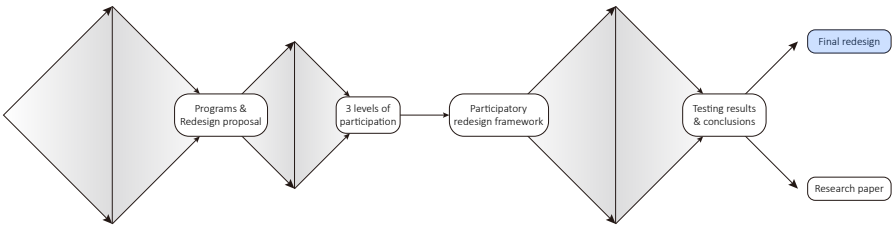
CONNECT THE COMMUNITY AGAIN!



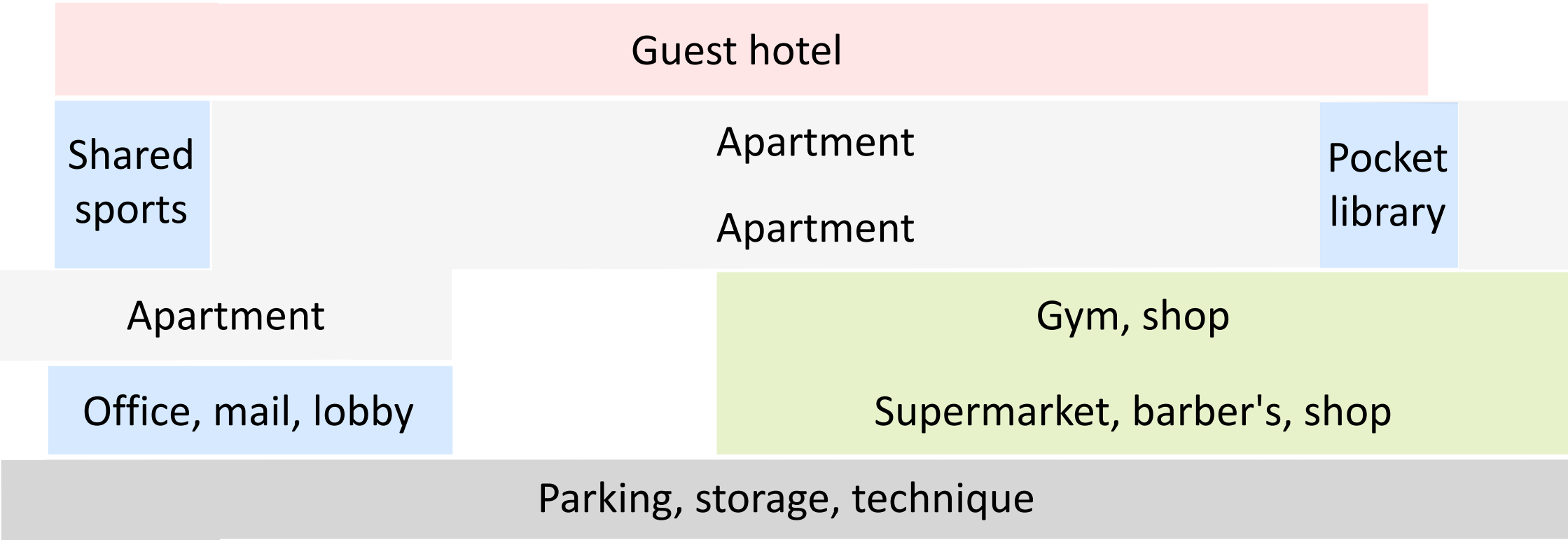
CONNECT THE COMMUNITY AGAIN!



FRONT FACADE REDESIGN

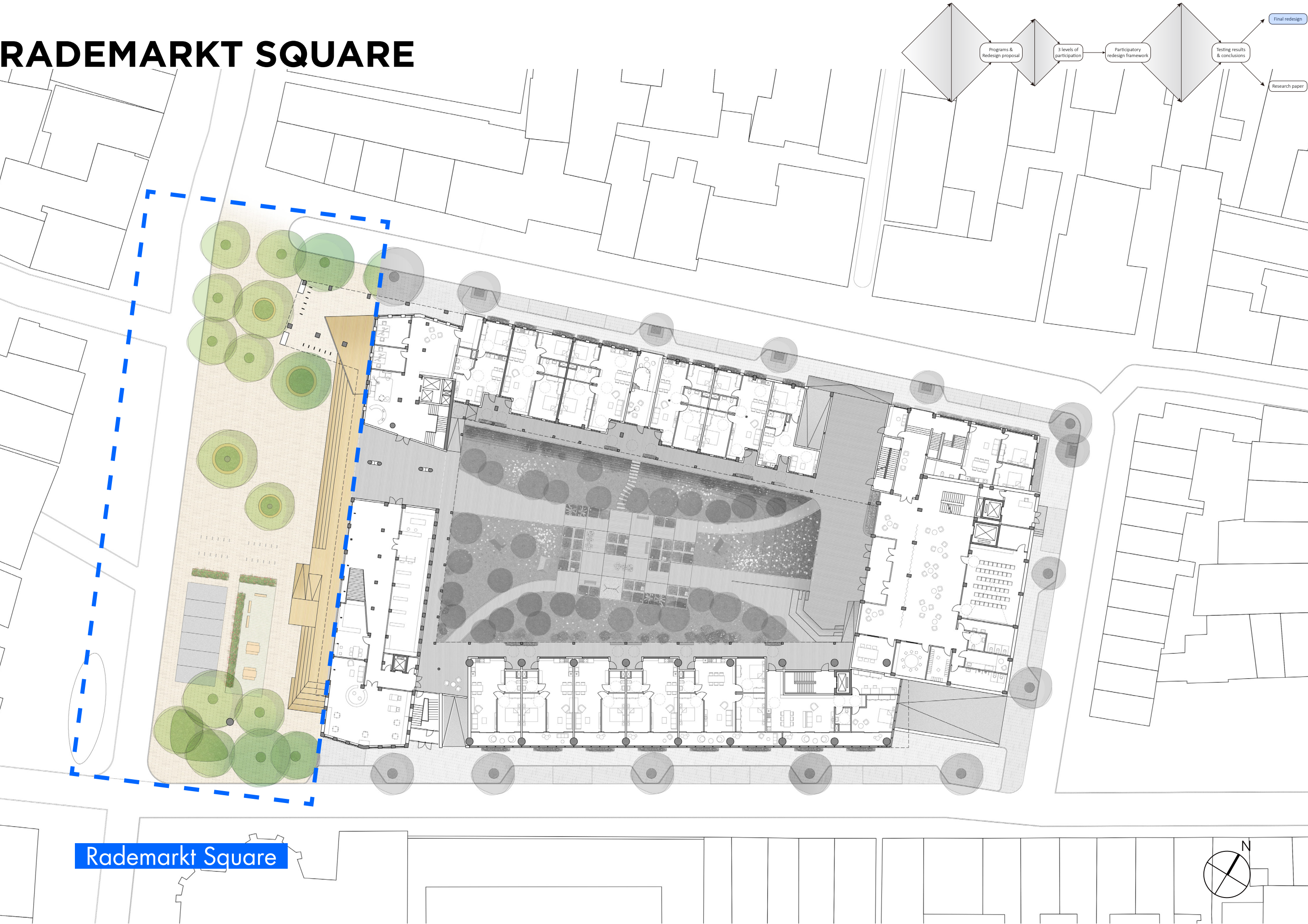


Front elevation

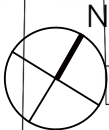


Program distribution

RADEMARKT SQUARE

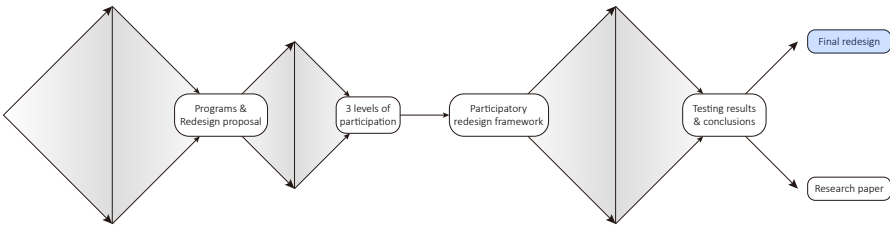


Rademarkt Square



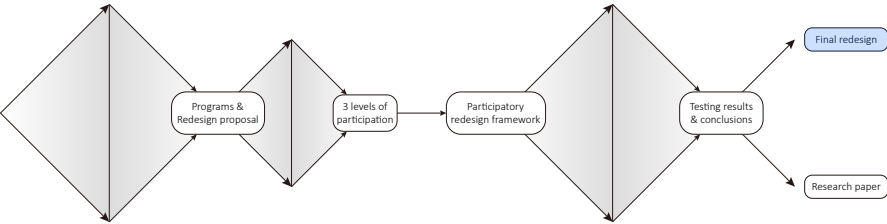
Site Plan

RADEMARKT SQUARE



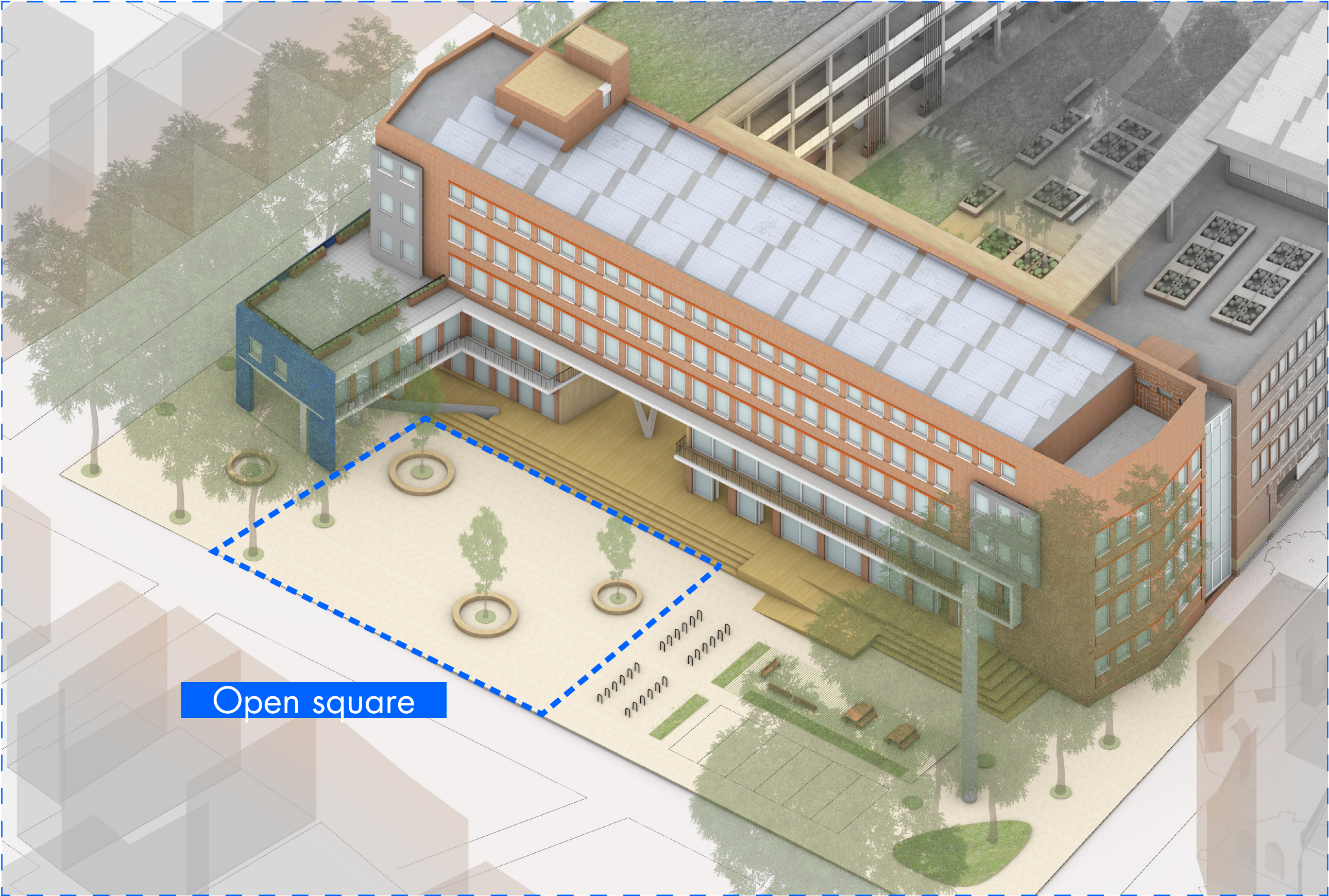
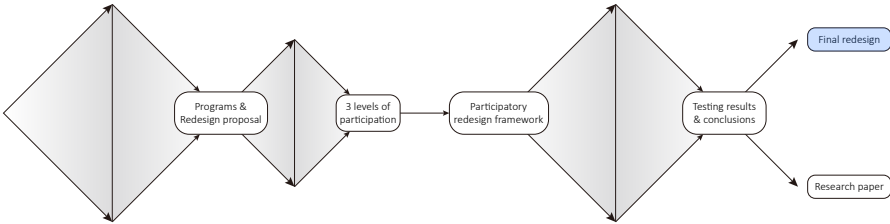
Axonometric view

RADEMARKT SQUARE



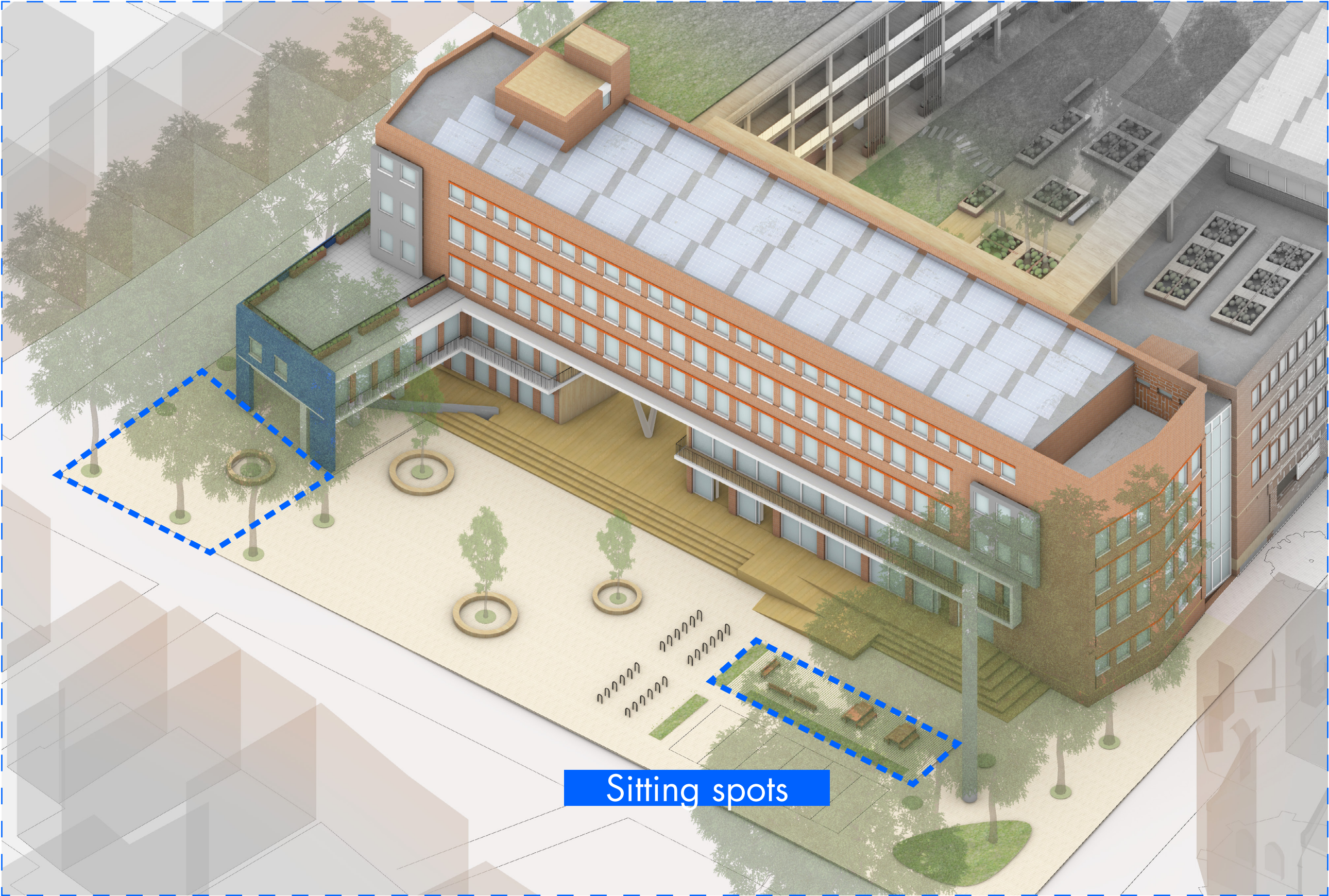
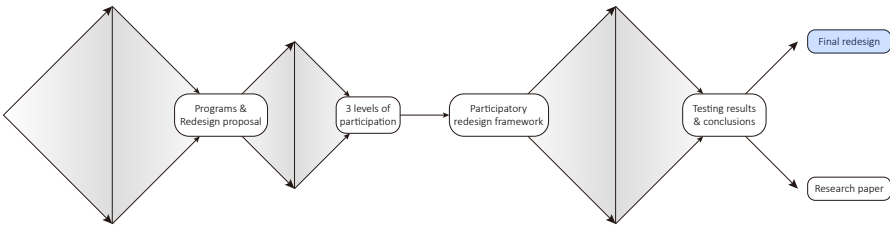
Axonometric view

RADEMARKT SQUARE



Axonometric view

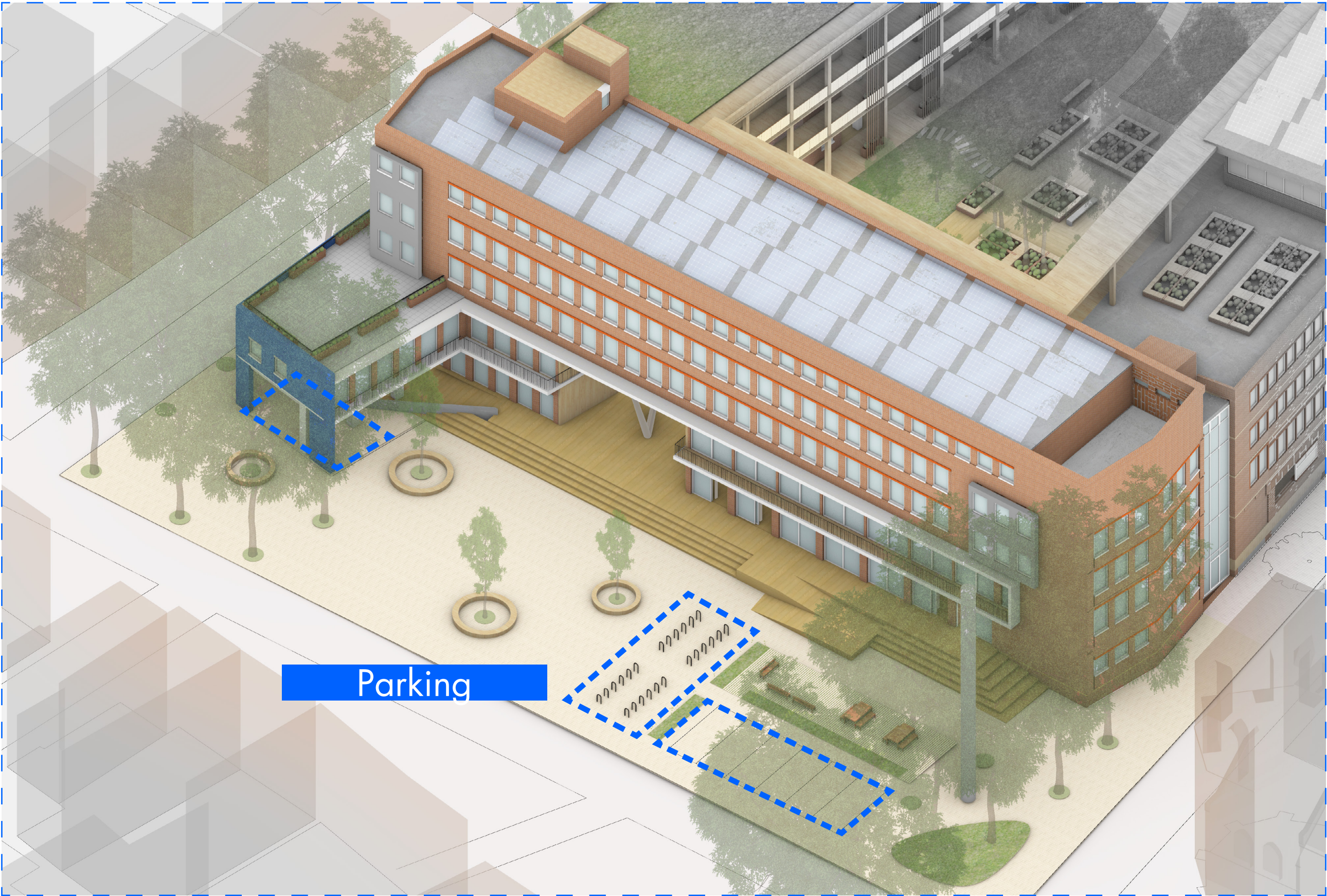
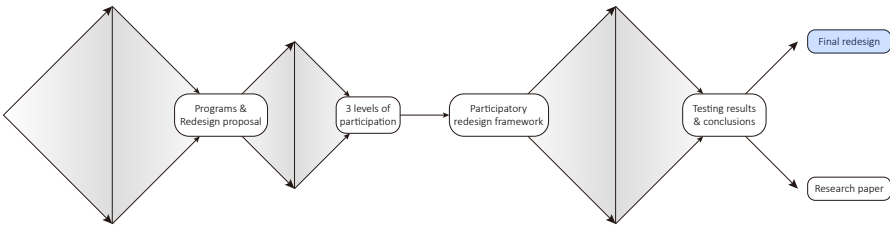
RADEMARKT SQUARE



Sitting spots

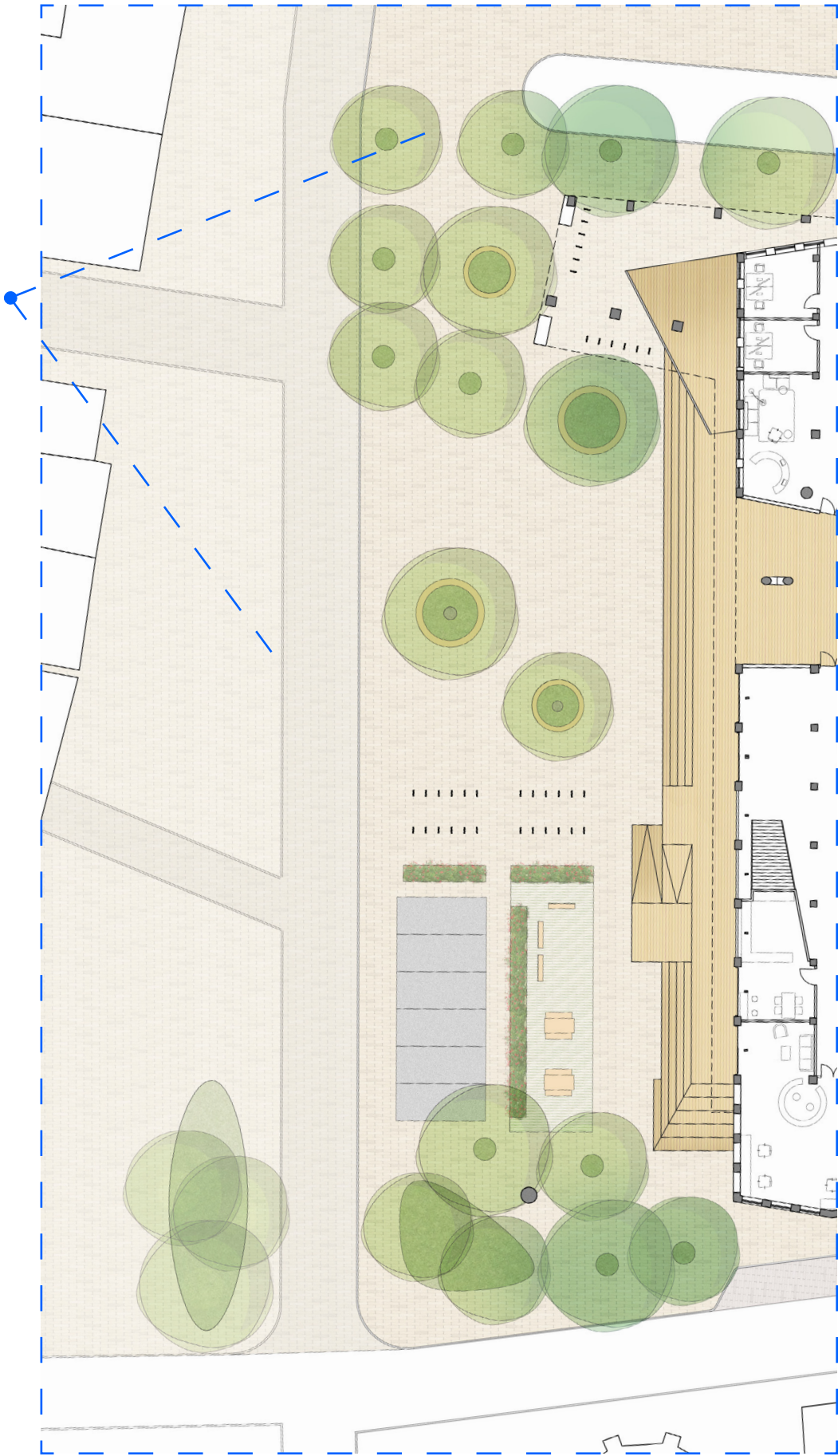
Axonometric view

RADEMARKT SQUARE

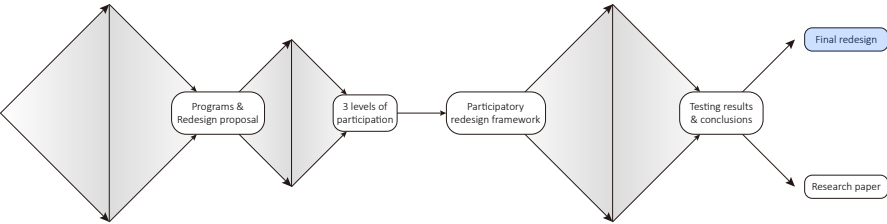


Axonometric view

RADEMARKT SQUARE

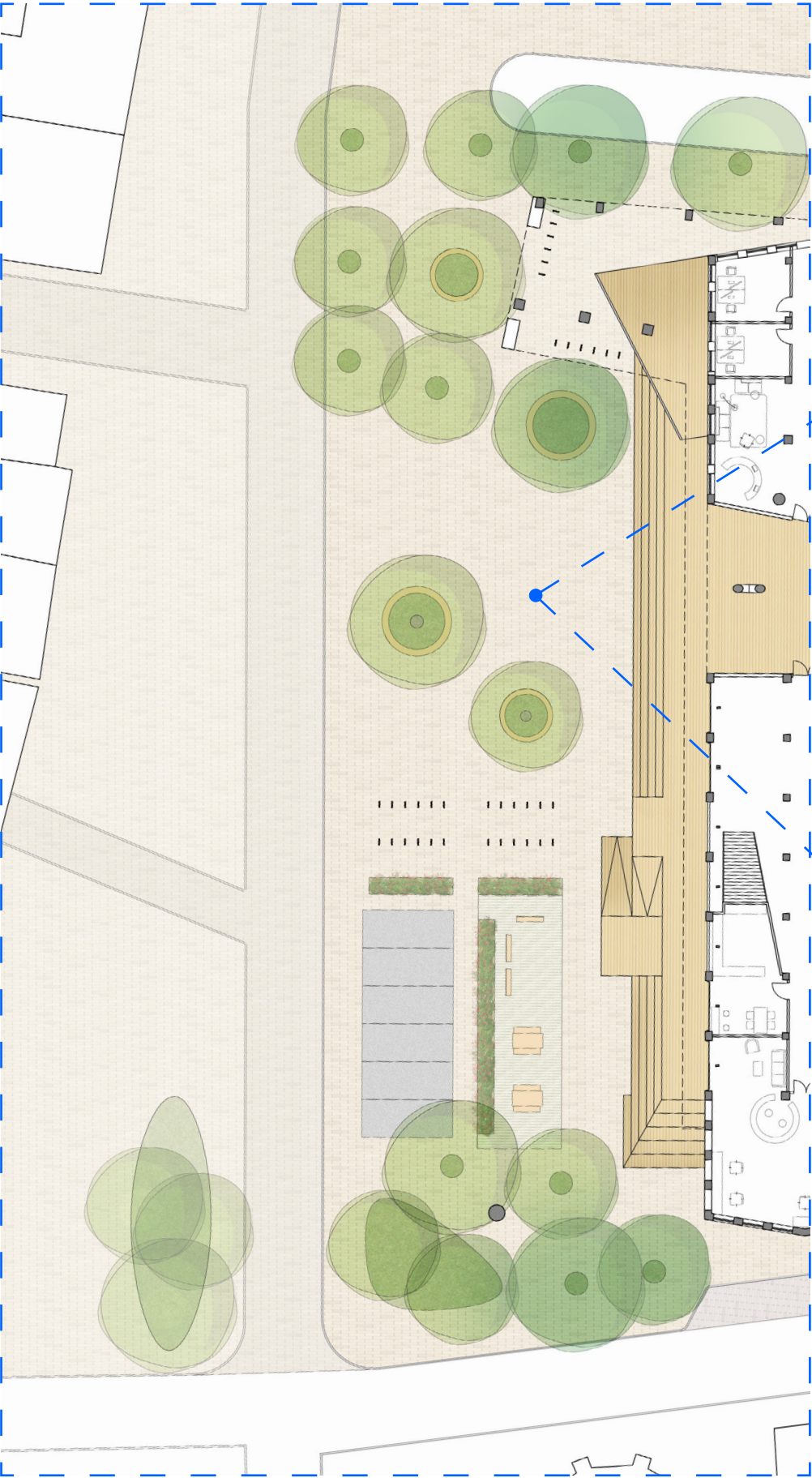


Site Plan

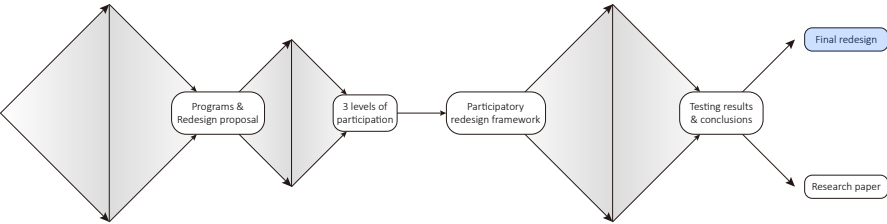


Historic lane

RADEMARKT SQUARE

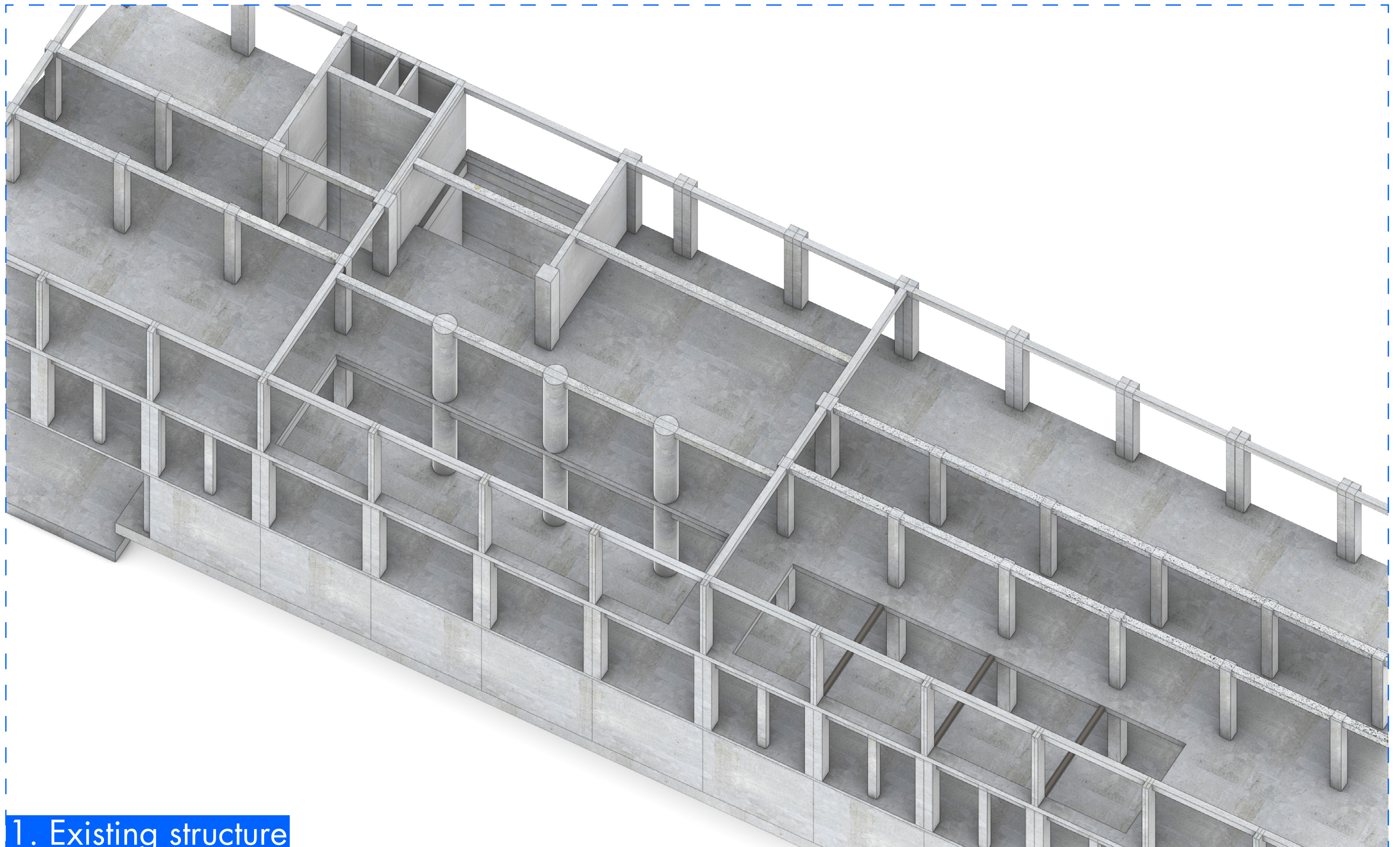
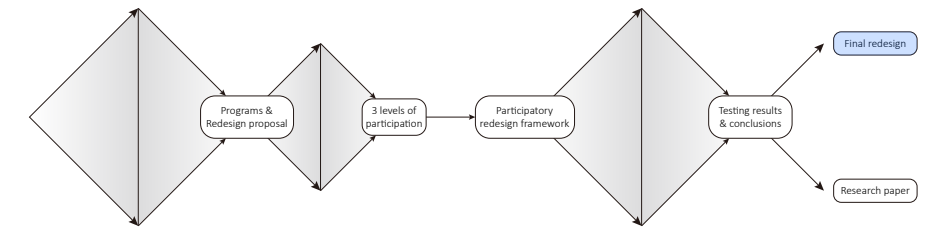


Site Plan



Entrance

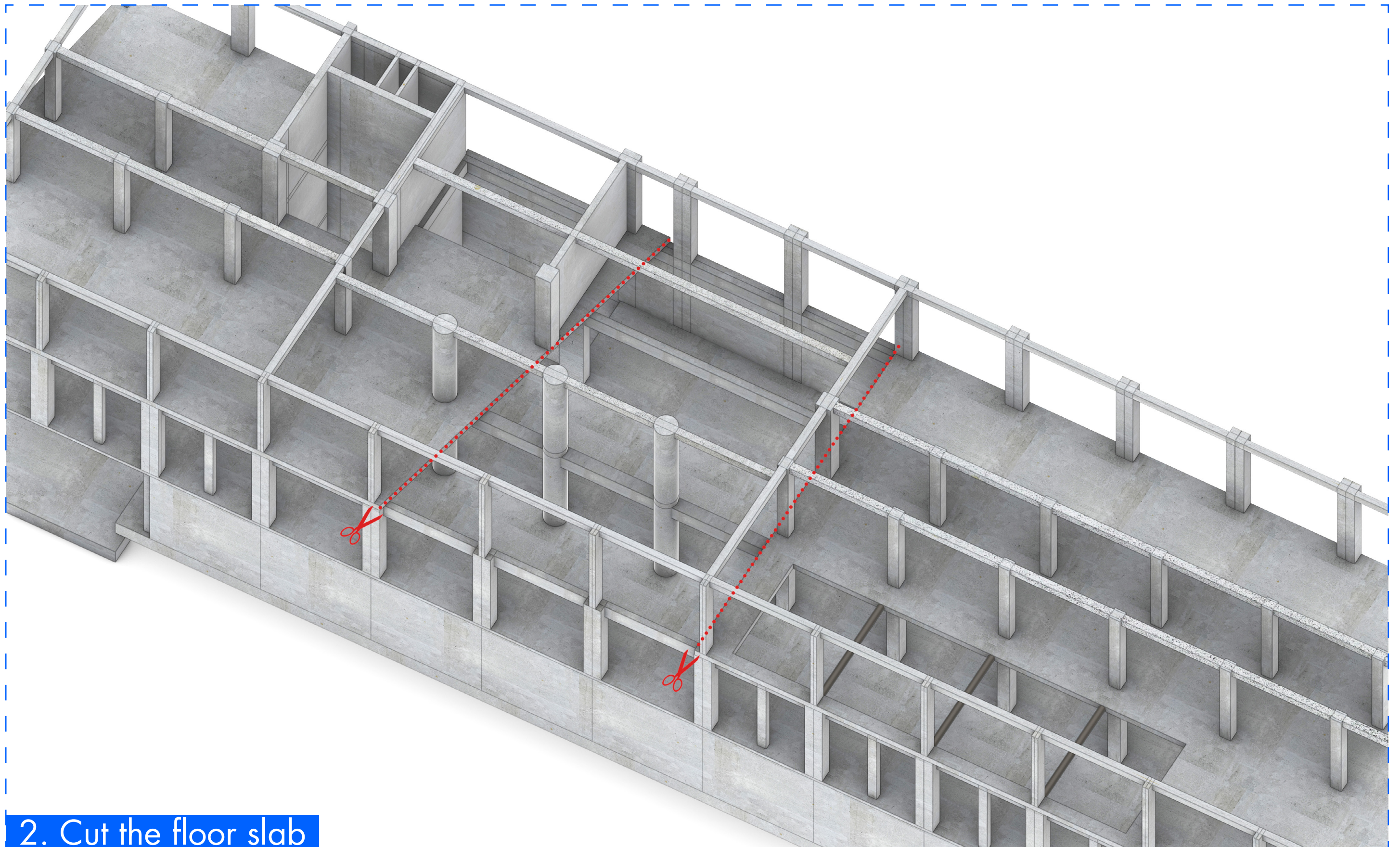
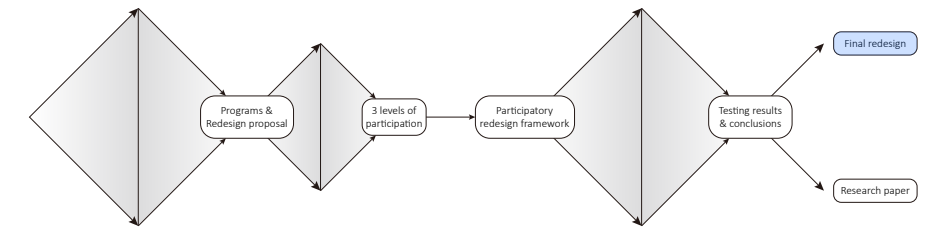
NEW ENTRANCE: Construction Sequence



1. Existing structure

Axonometric view

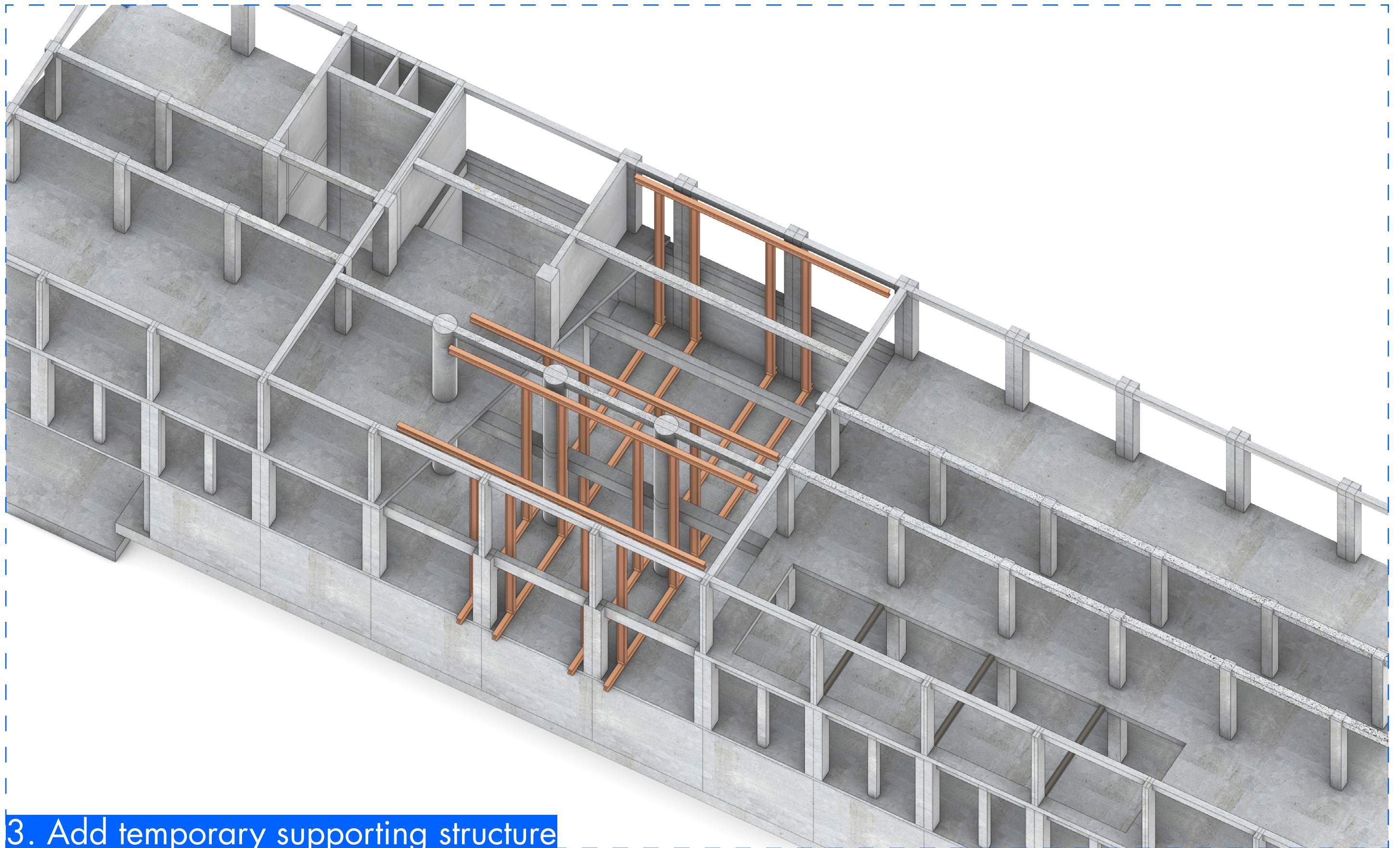
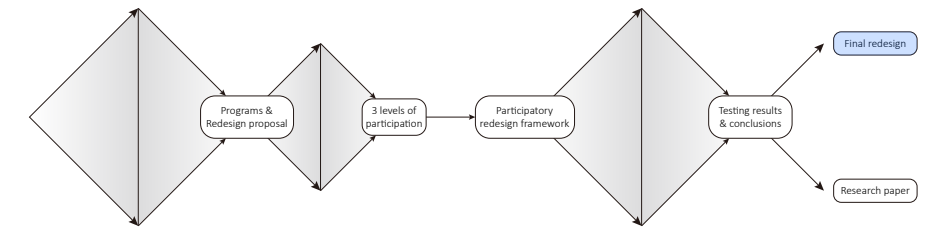
NEW ENTRANCE: Construction Sequence



2. Cut the floor slab

Axonometric view

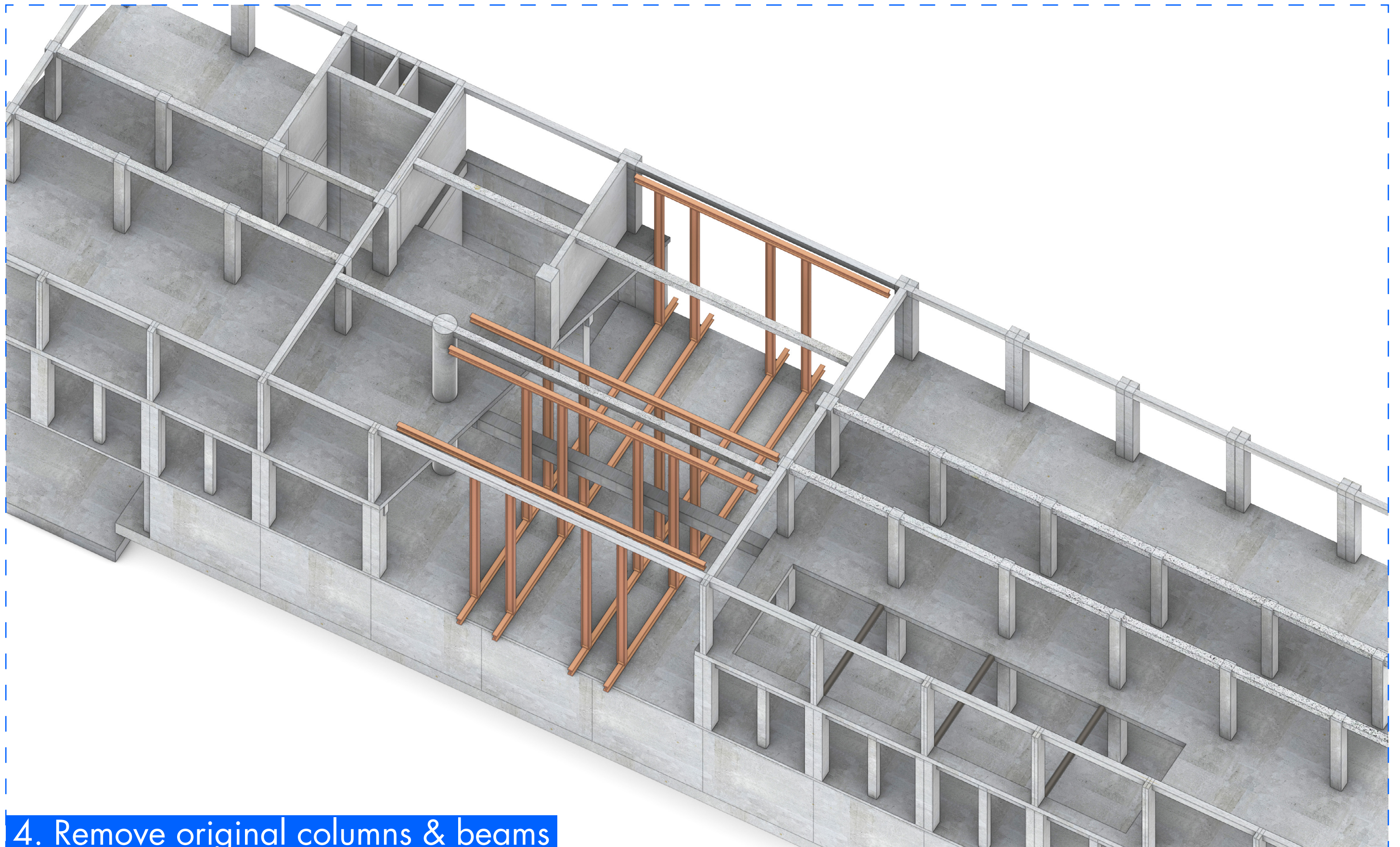
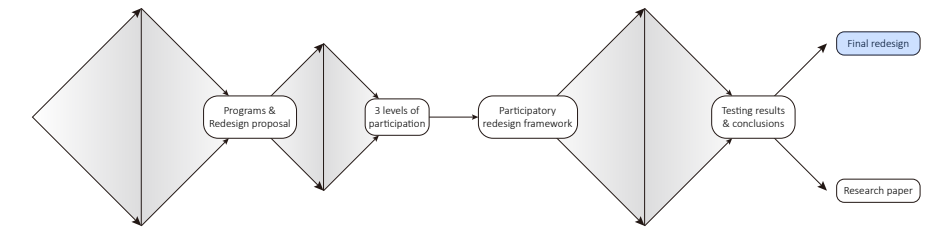
NEW ENTRANCE: Construction Sequence



3. Add temporary supporting structure

Axonometric view

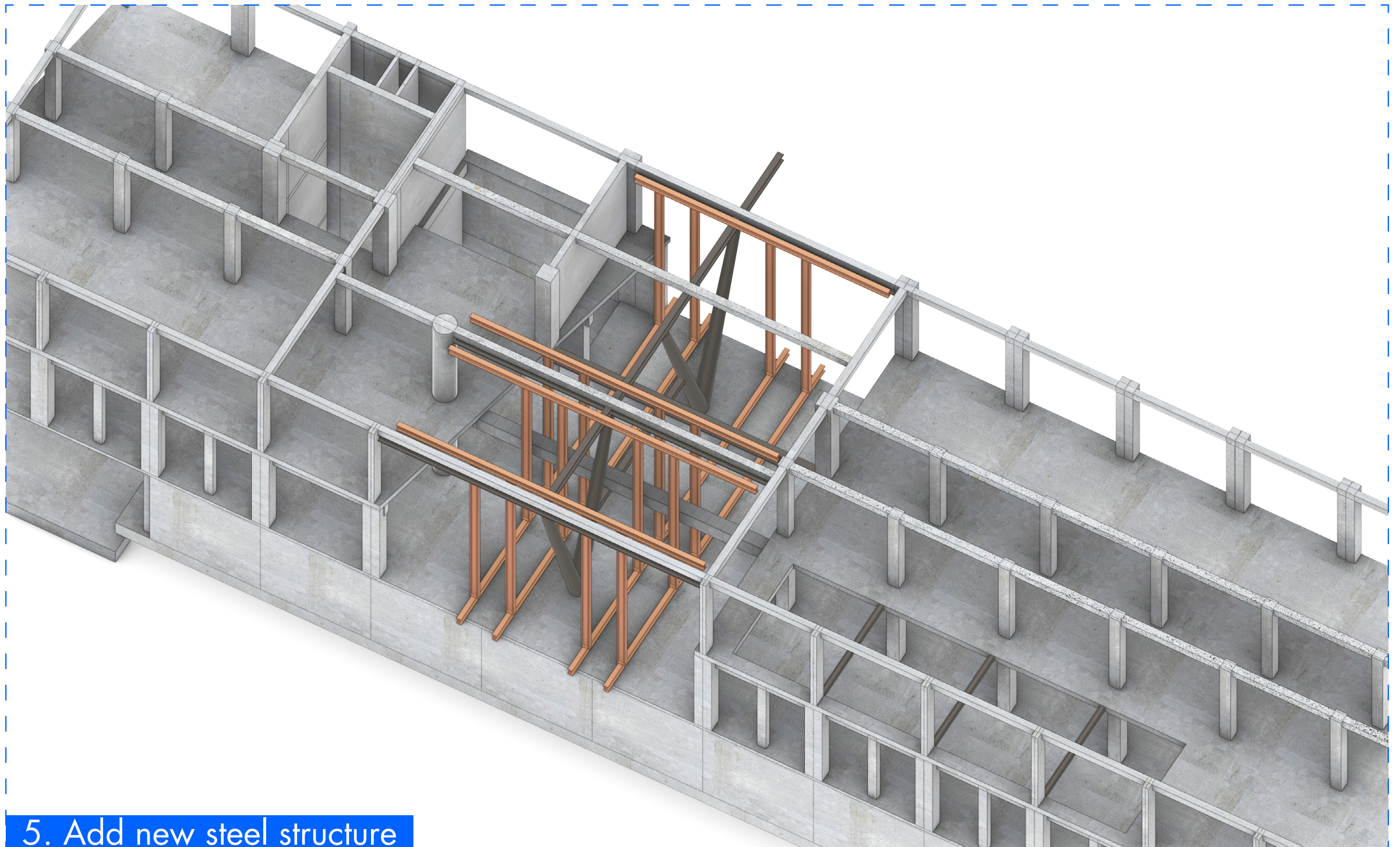
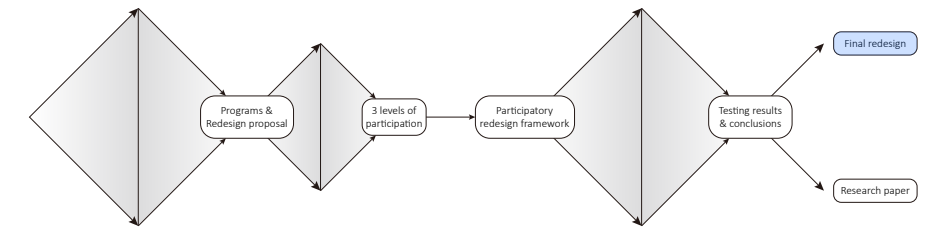
NEW ENTRANCE: Construction Sequence



4. Remove original columns & beams

Axonometric view

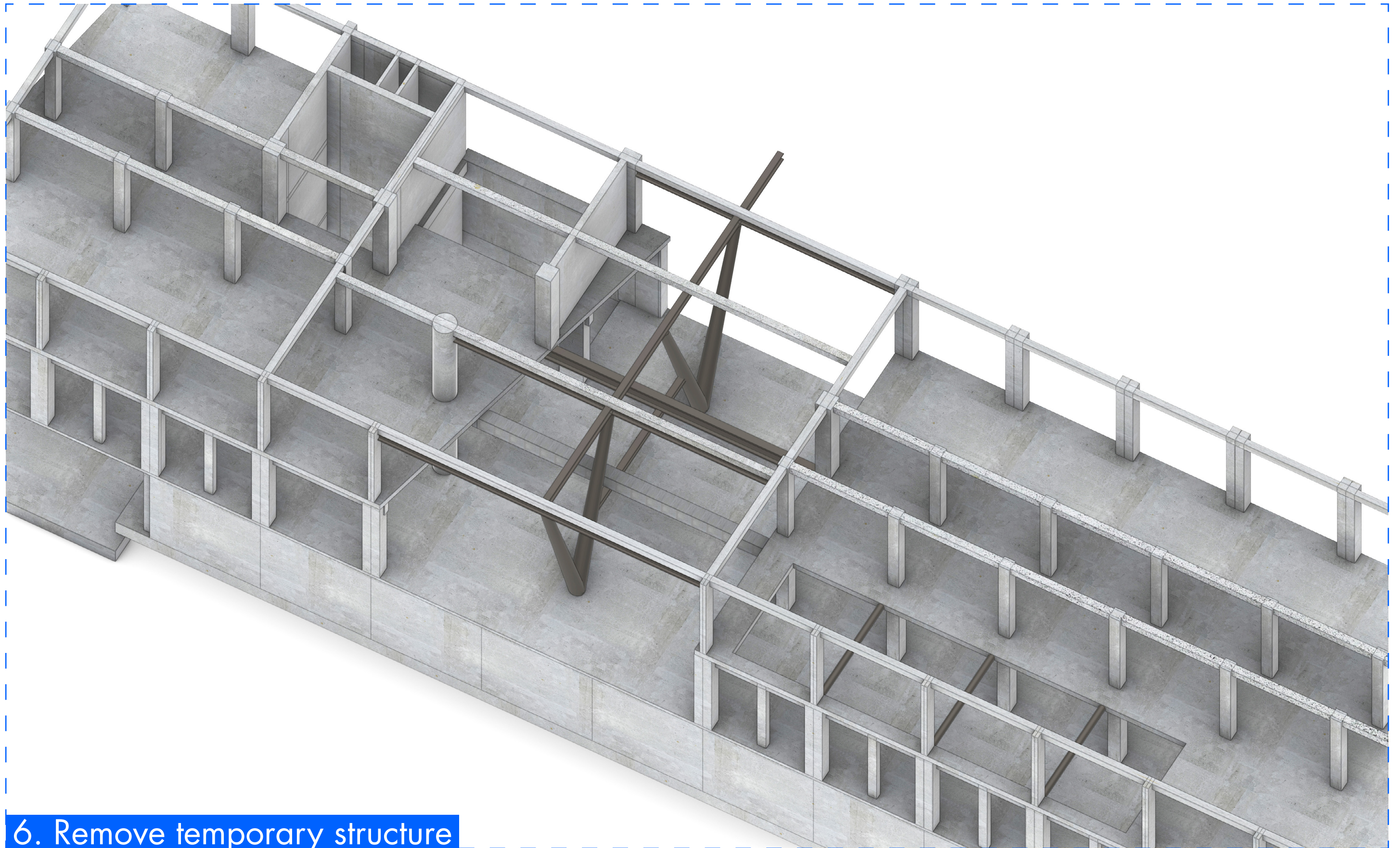
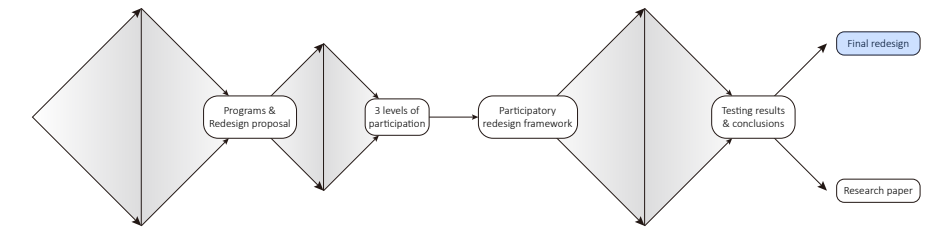
NEW ENTRANCE: Construction Sequence



5. Add new steel structure

Axonometric view

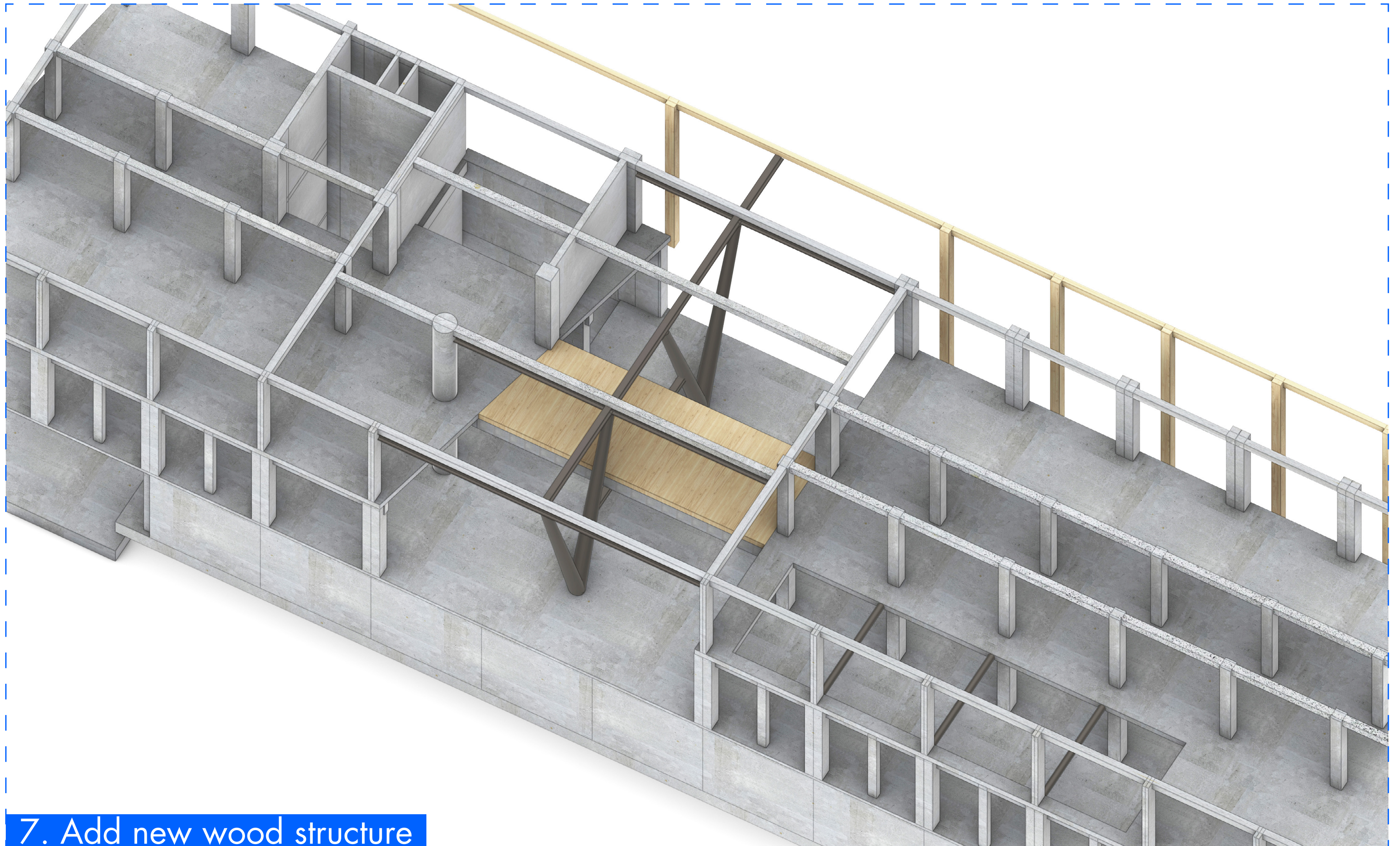
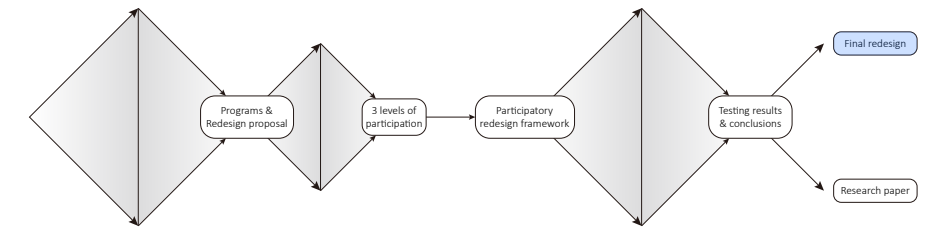
NEW ENTRANCE: Construction Sequence



6. Remove temporary structure

Axonometric view

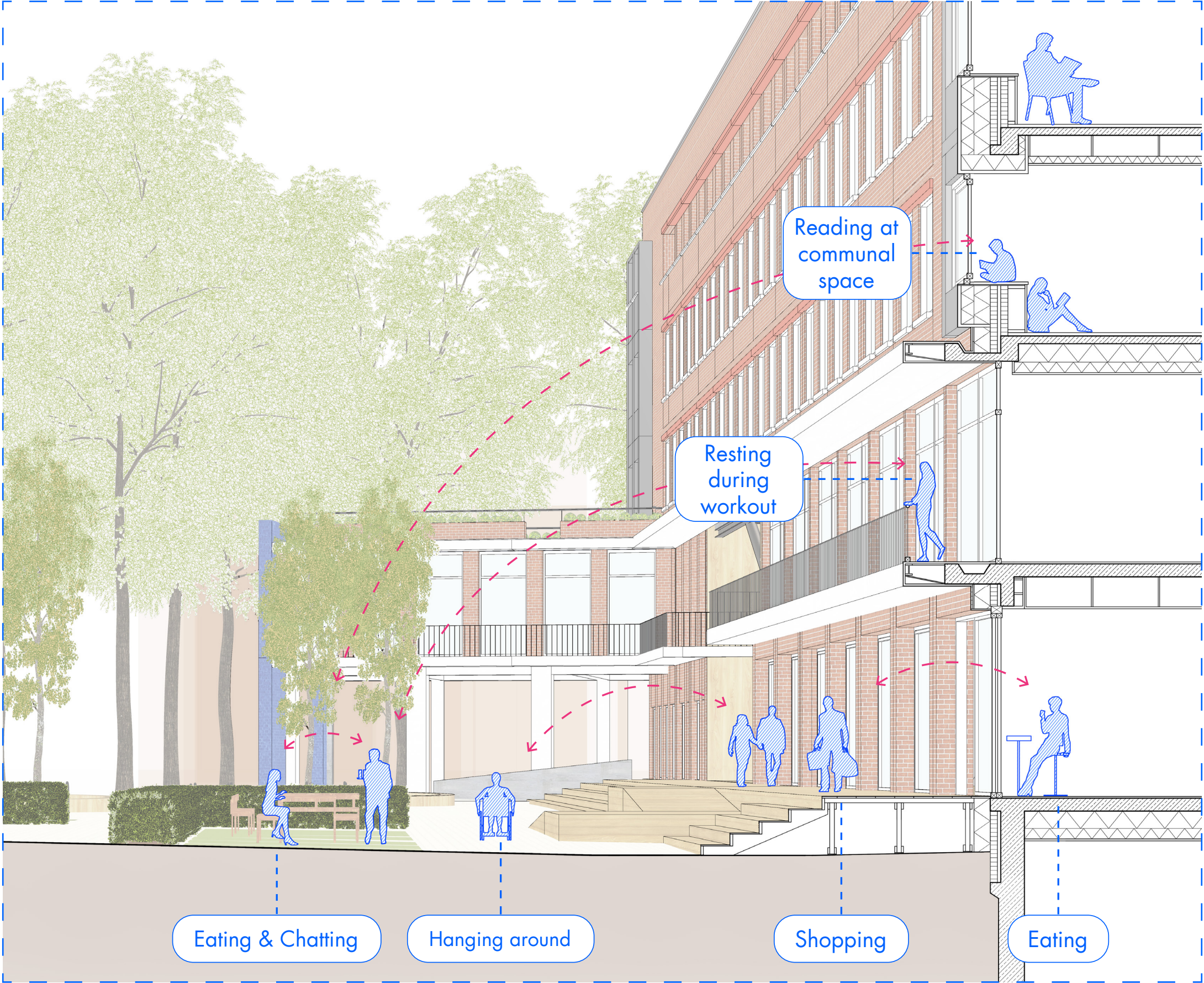
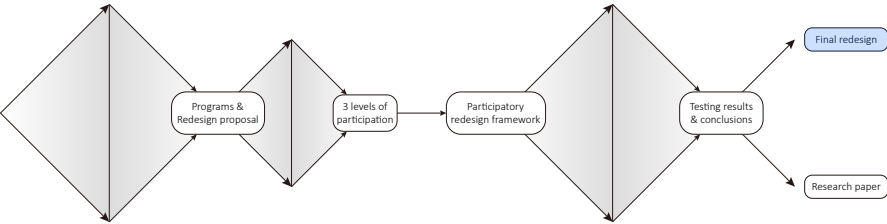
NEW ENTRANCE: Construction Sequence



7. Add new wood structure

Axonometric view

RADEMARKT SQUARE



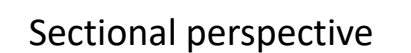
Sectional perspective


```

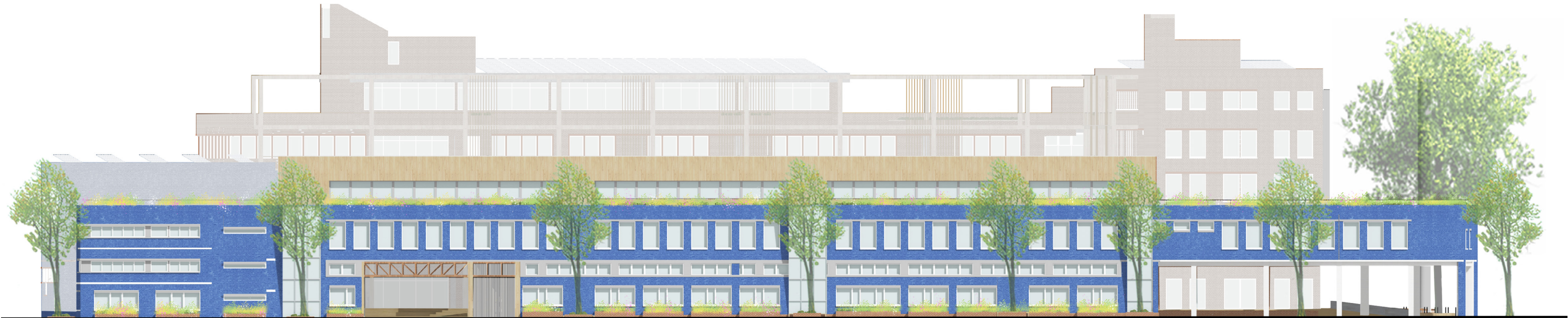
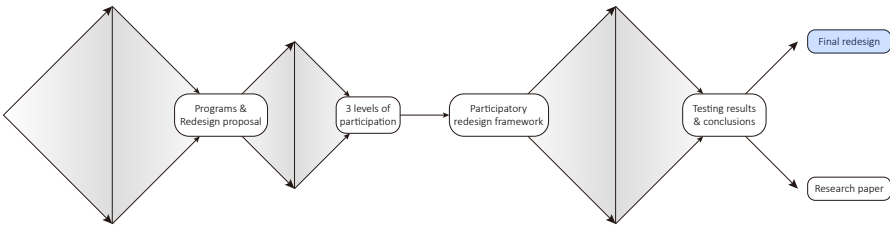
graph LR
    A[Programs & Redesign proposal] --> B[3 levels of participation]
    B --> C[Participatory redesign framework]
    C --> D[Testing results & conclusions]
    D --> E[Final redesign]
    D --> F[Research paper]
  
```



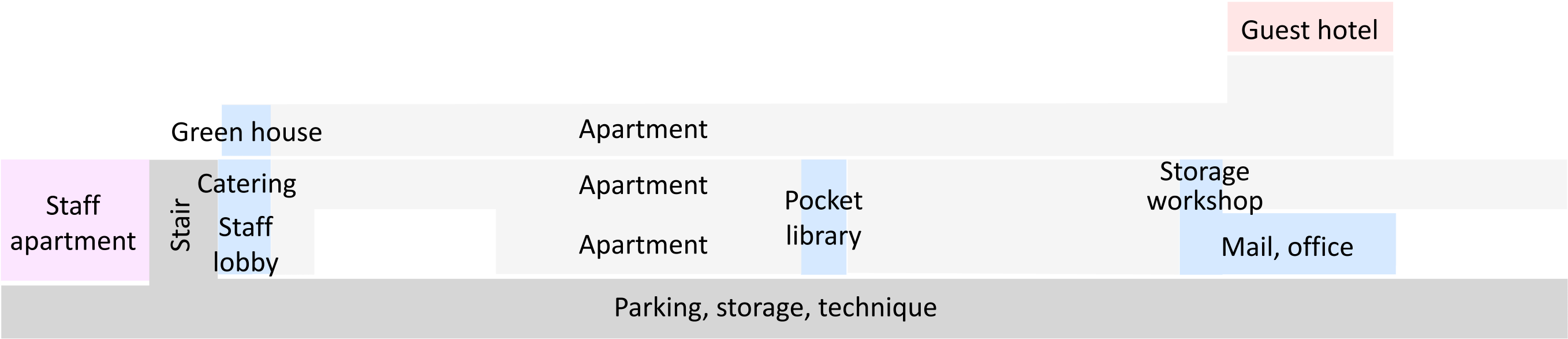
28mm natural clay brick slips with
prespaced 10mm horizontal joints
15mm backing tray/rail
damp-open sealant layer
12.5mm fibre cement board
250mm EPS thermal insulation
12mm OSB
vapour barrier
100mm existing brick
50mm cavity
200mm existing reinforced concrete
150mm existing installation & batten
existing serpentine board



NORTH FACADE REDESIGN

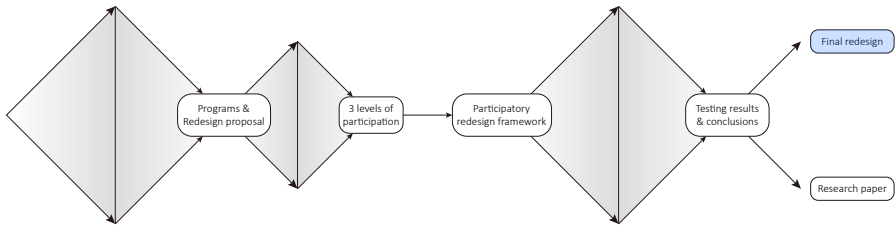


North elevation



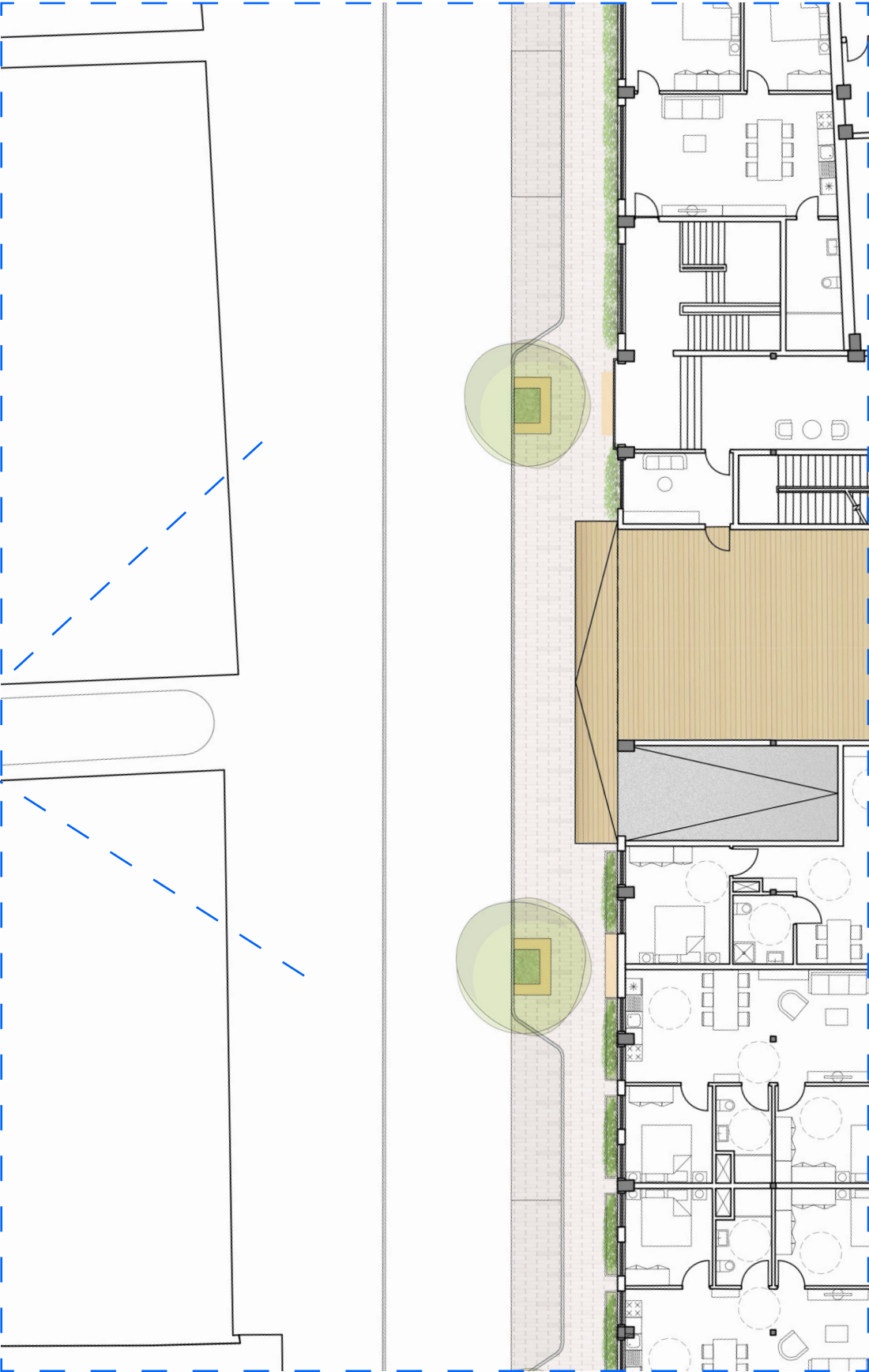
Program distribution

KOSTERSGANG STREET

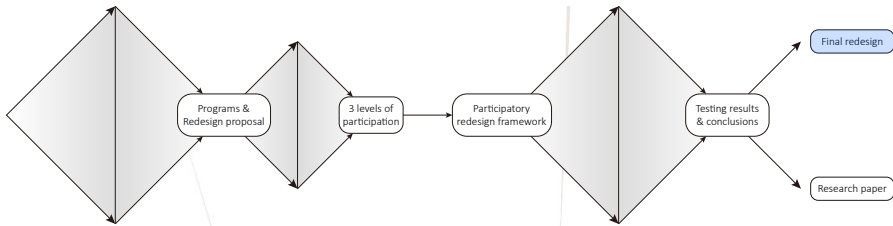


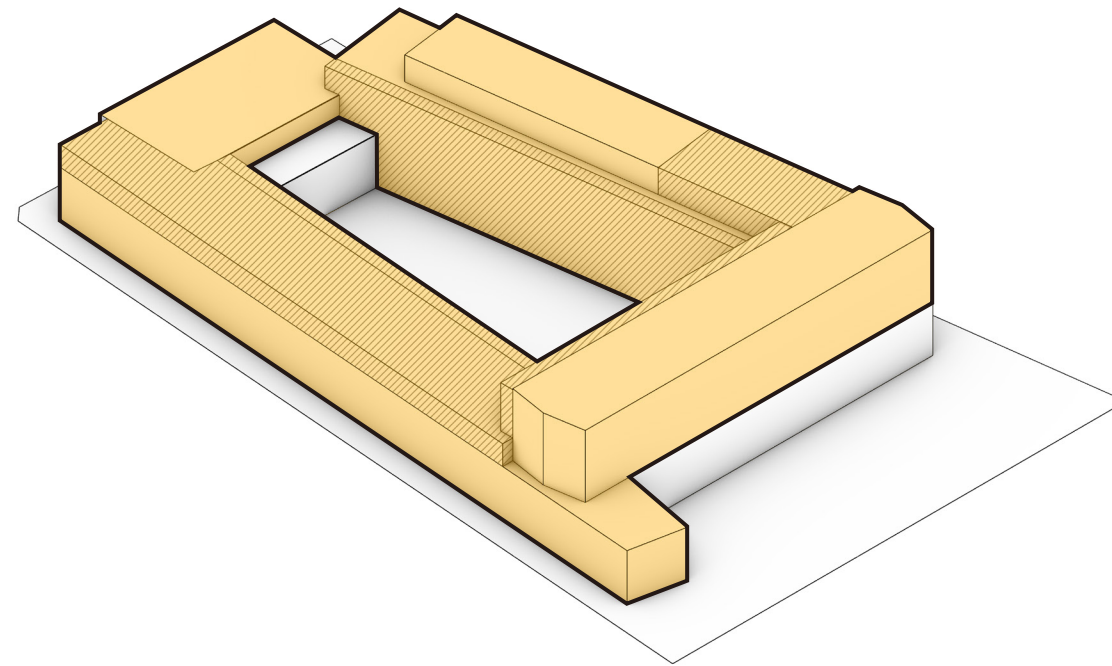
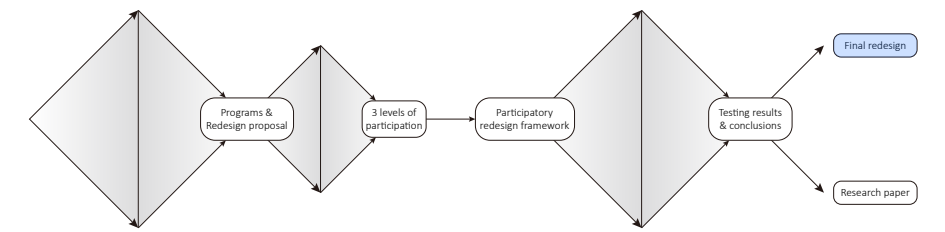
Axonometric view

KOSTERSGANG STREET



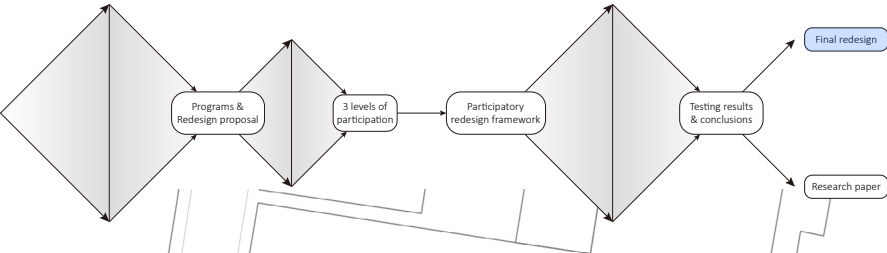
Site Plan





Attentive Home

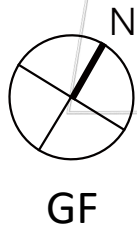
APARTMENT LAYOUT



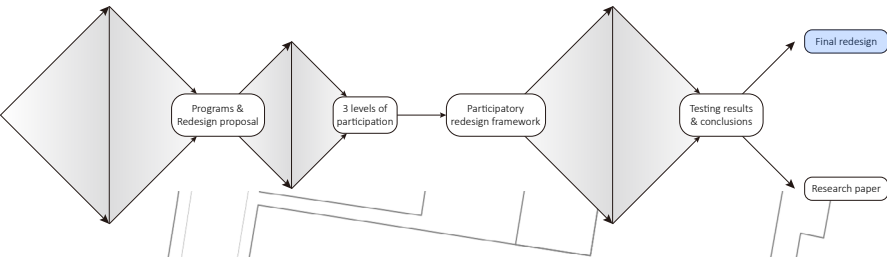
1-bedroom unit *15

2-bedroom unit *31

3-bedroom unit *11



APARTMENT LAYOUT

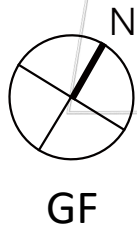


1-bedroom unit *15

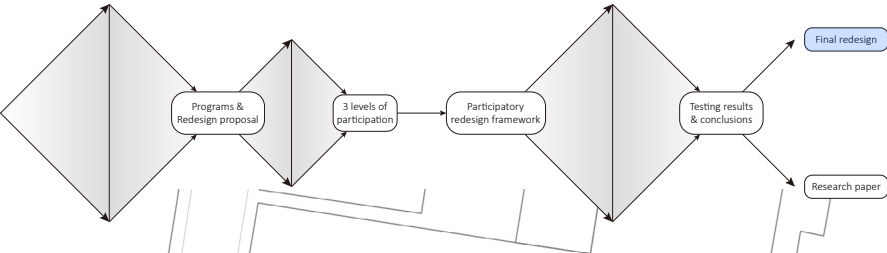
2-bedroom unit *31

1/2 elderly

3-bedroom unit *11



APARTMENT LAYOUT

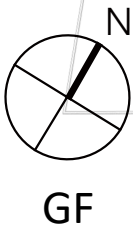


1-bedroom unit * 15

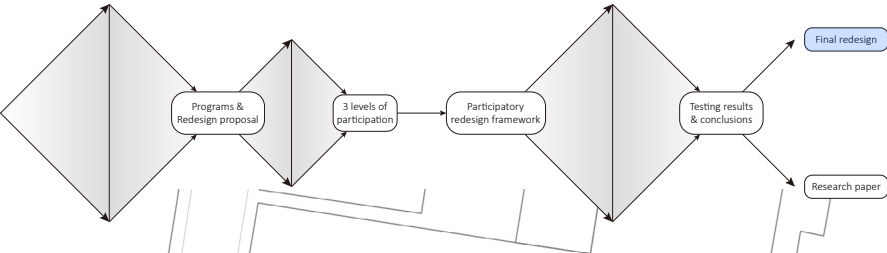
2-bedroom unit * 31

1/2 elderly
+
1 nurse

3-bedroom unit * 11



APARTMENT LAYOUT

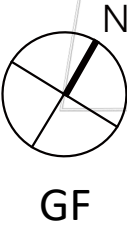


1-bedroom unit *15

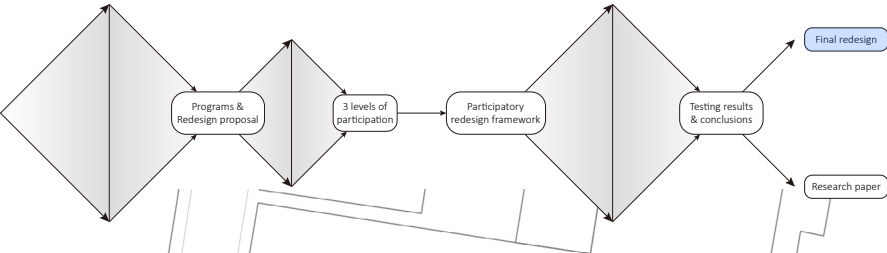
2-bedroom unit *31

2 parents
+
1/2 children

3-bedroom unit *11



APARTMENT LAYOUT

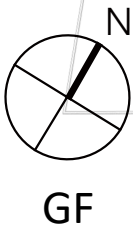


1-bedroom unit * 15

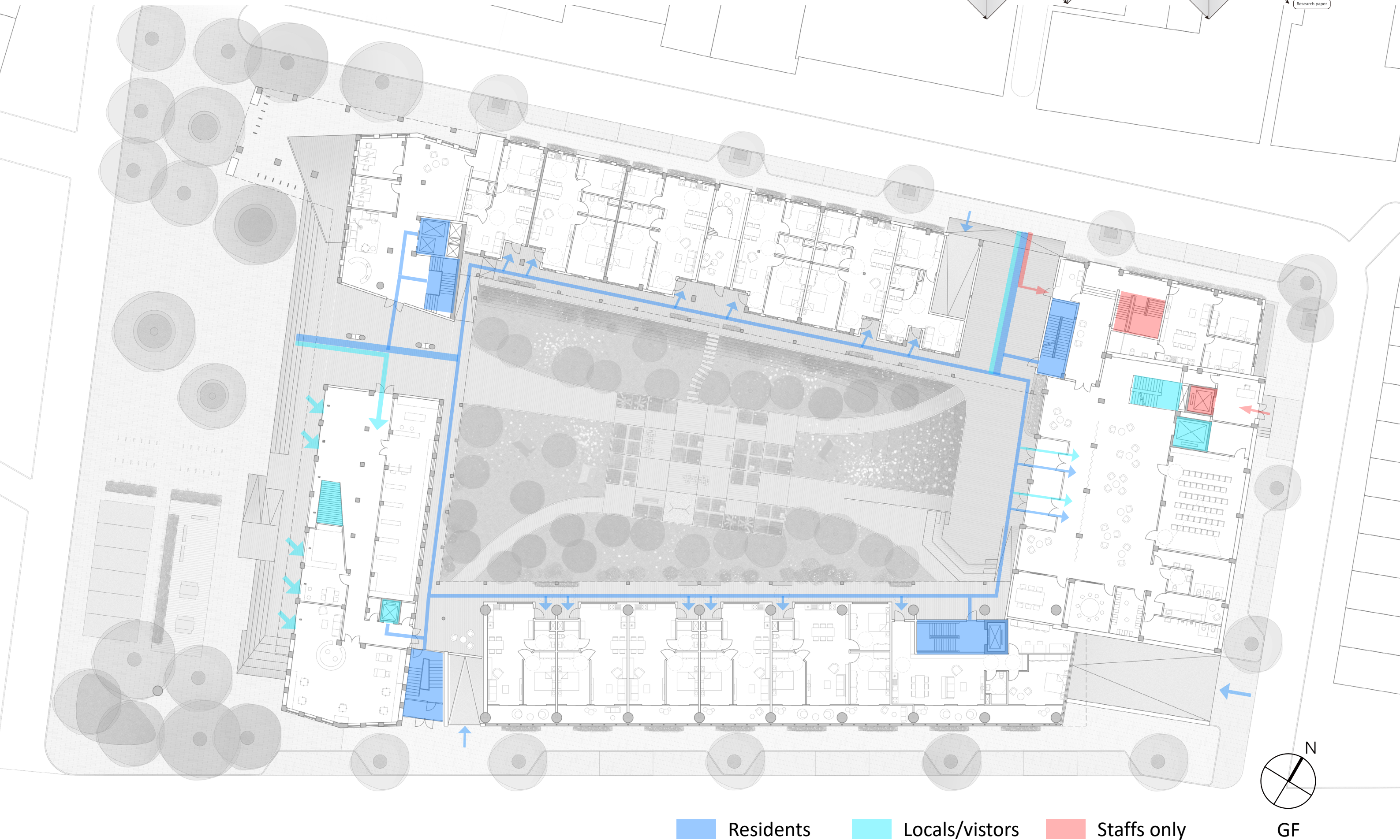
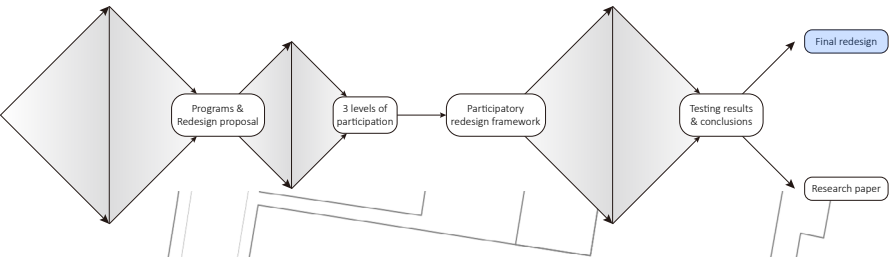
2-bedroom unit * 31

1 couple
+
(future babies)

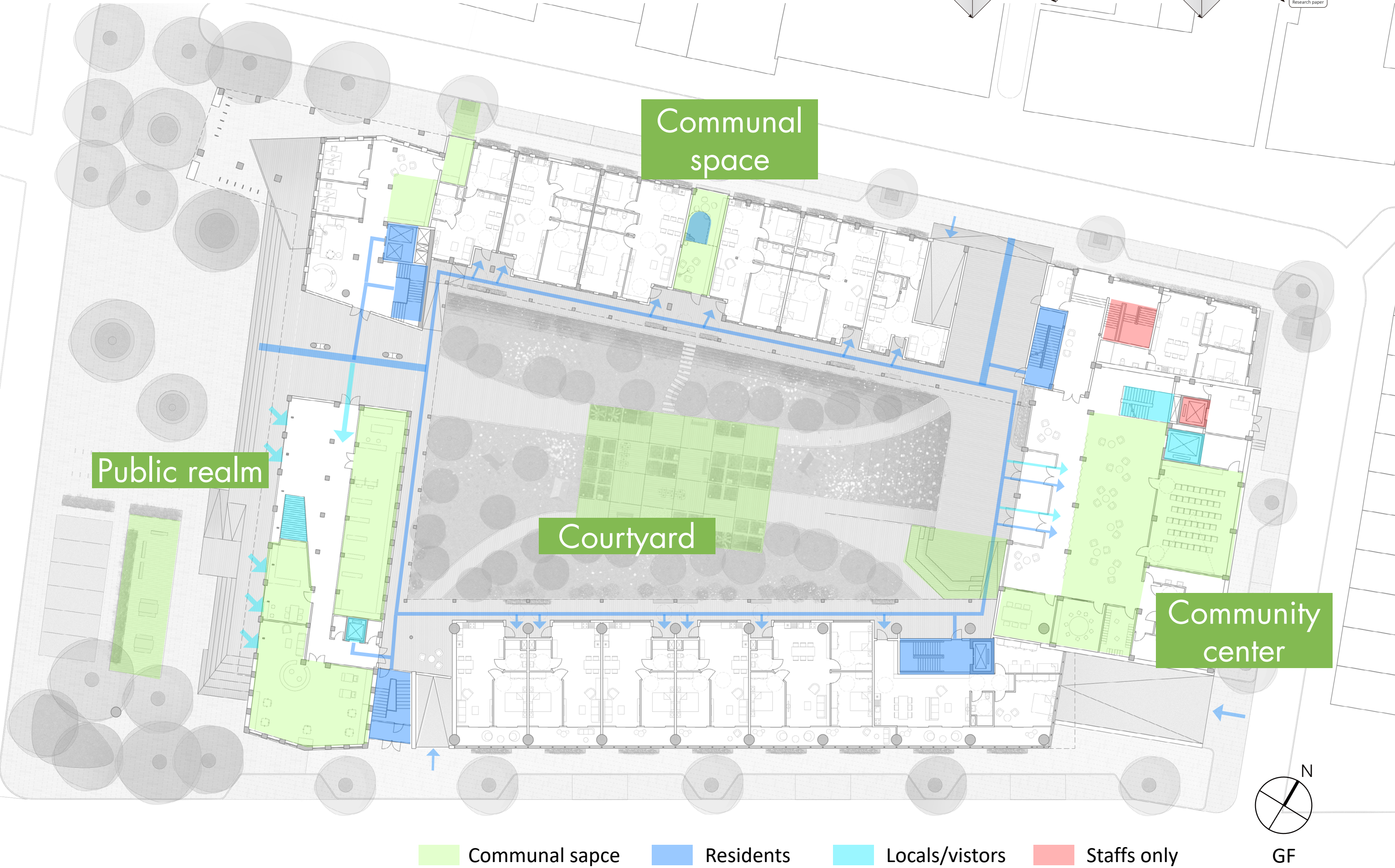
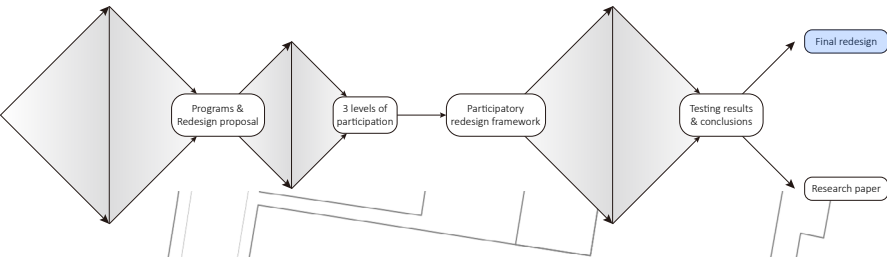
3-bedroom unit * 11



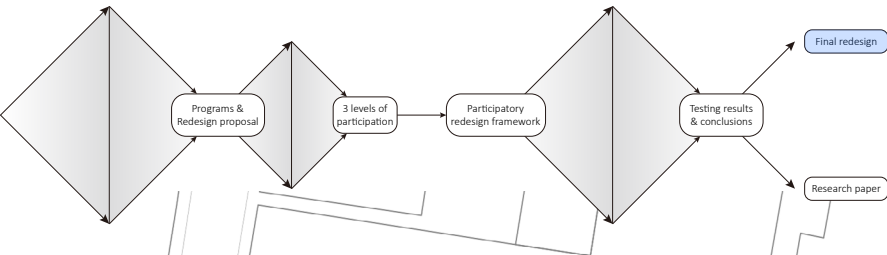
FLOWS & COMMUNAL SPACE



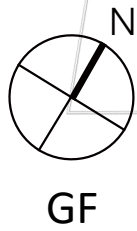
Flows & Communal Space



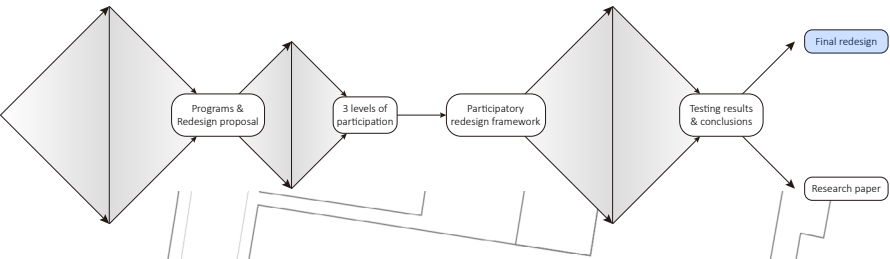
GRANDMA'S ONE DAY



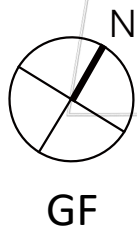
Communal sapce Residents Locals/vistors Staffs only



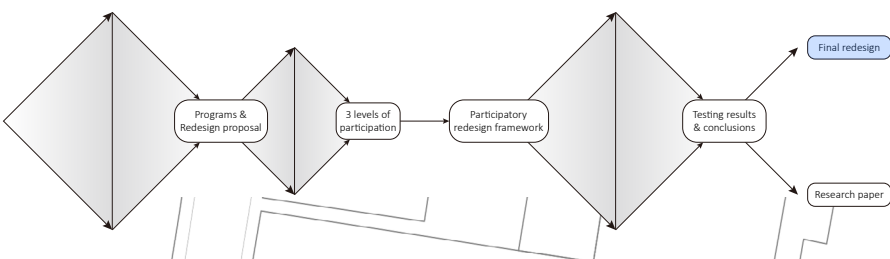
GRANDMA'S ONE DAY



Communal sapce Residents Locals/vistors Staffs only

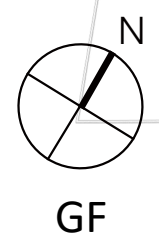


GRANDMA'S ONE DAY

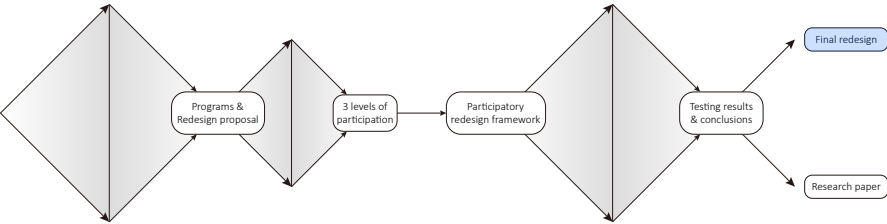


9:00 reading
chatting
coffee

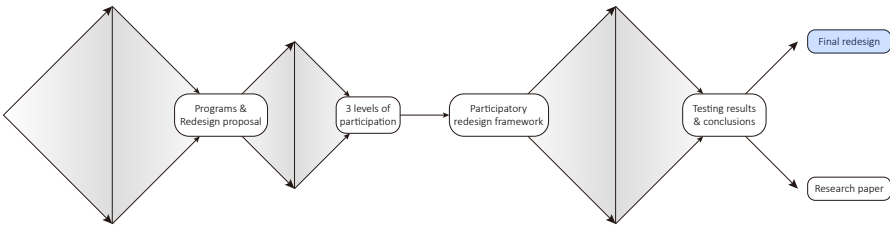
- Communal sapce
- Residents
- Locals/vistors
- Staffs only



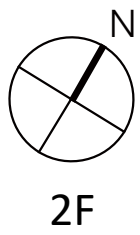
GRANDMA'S ONE DAY



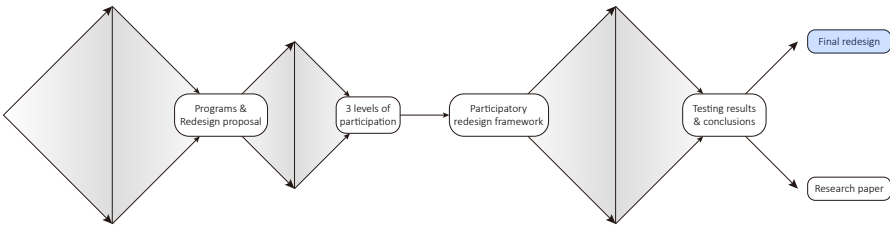
GRANDMA'S ONE DAY



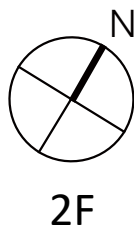
Communal sapce Residents Locals/vistors Staffs only



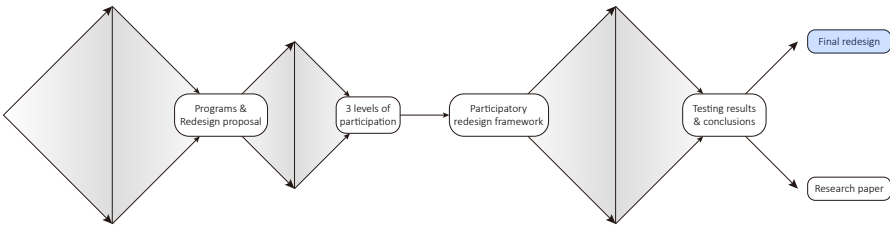
GRANDMA'S ONE DAY



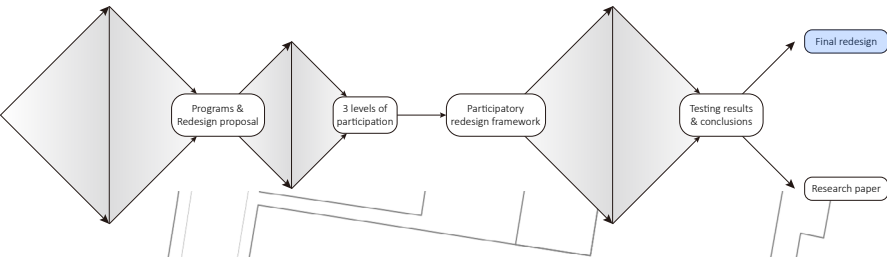
Communal sapce Residents Locals/vistors Staffs only



GRANDMA'S ONE DAY



GRANDMA'S ONE DAY

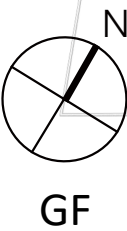


check the mailbox

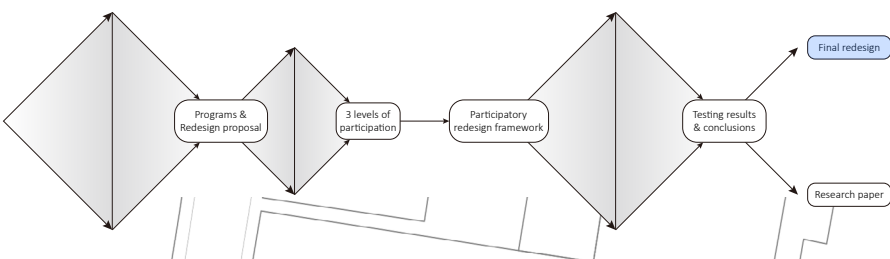
shopping

get the hair cut

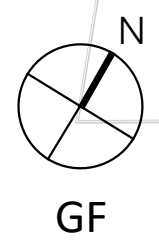
Communal sapce Residents Locals/vistors Staffs only



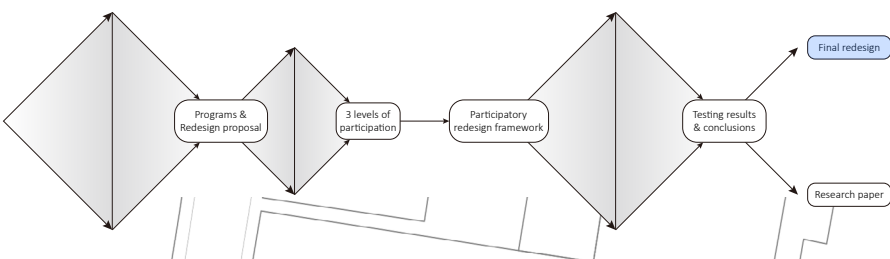
GRANDMA'S ONE DAY



Communal sapce Residents Locals/vistors Staffs only

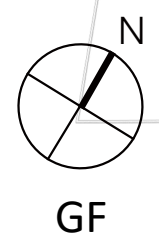


GRANDMA'S ONE DAY

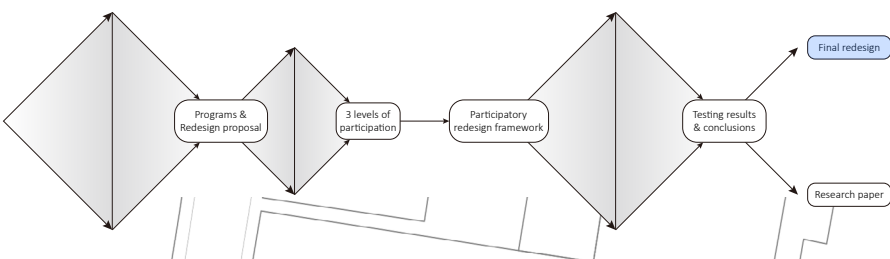


4:15 share stories
help homework

- Communal sapce
- Residents
- Locals/vistors
- Staffs only

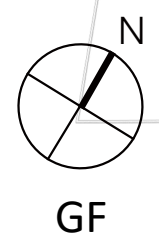


GRANDMA'S ONE DAY

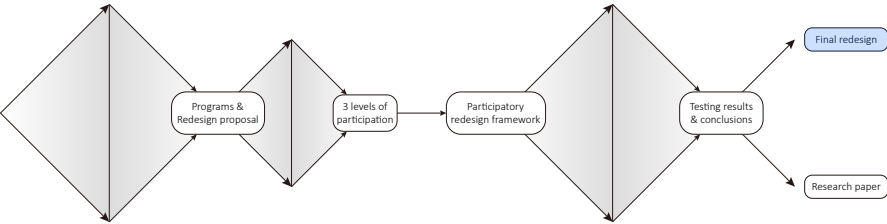


4:15 do handicraft together

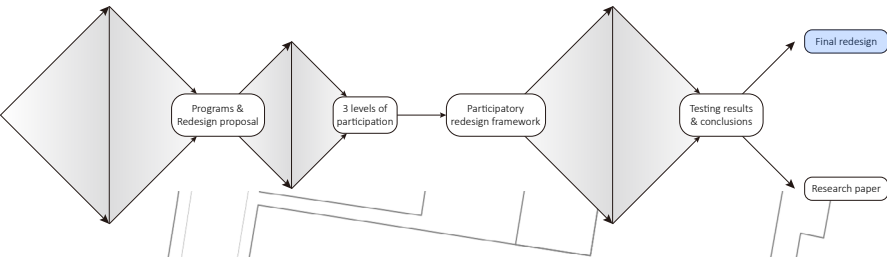
- Communal sapce
- Residents
- Locals/vistors
- Staffs only



GRANDMA'S ONE DAY



GRANDMA'S ONE DAY

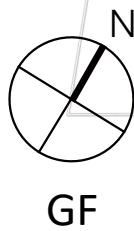


9:30 take a walk
drink a bit

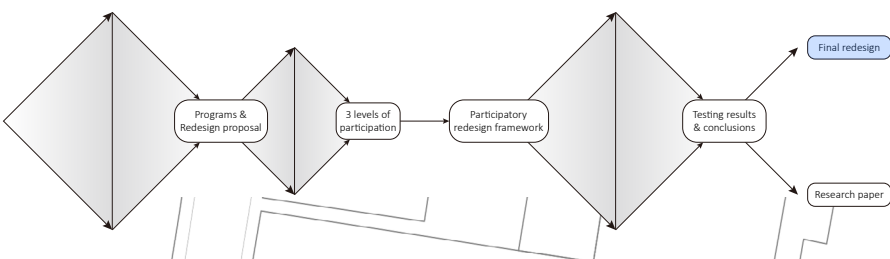
/7:30 talent show

7:30 watch a movie

Communal sapce Residents Locals/vistors Staffs only



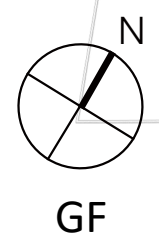
GRANDMA'S ONE DAY



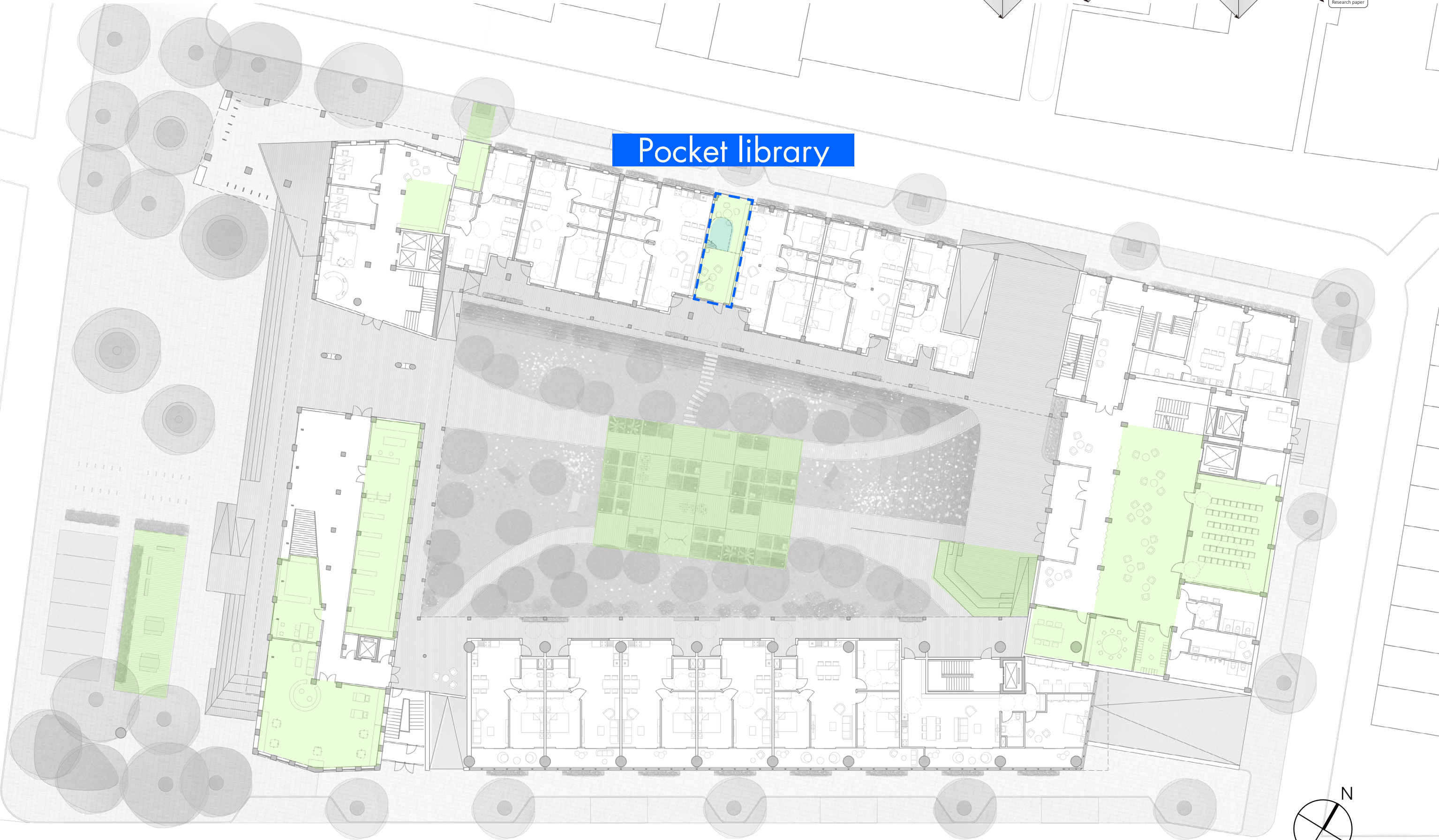
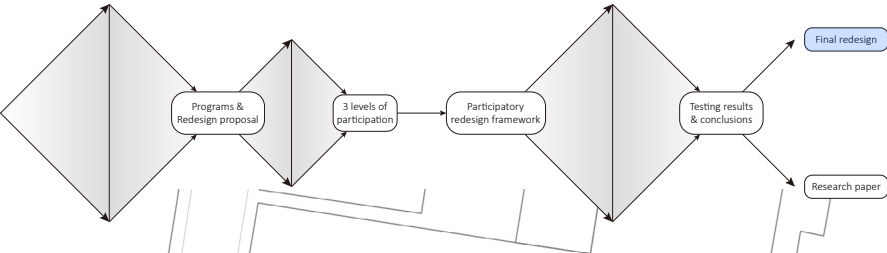
10:00 reading
Good night!



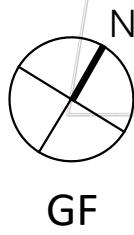
- Communal sapce
- Residents
- Locals/vistors
- Staffs only



COMMUNAL SPACE

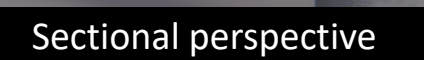


Communal sapce Residents Locals/vistors Staffs only

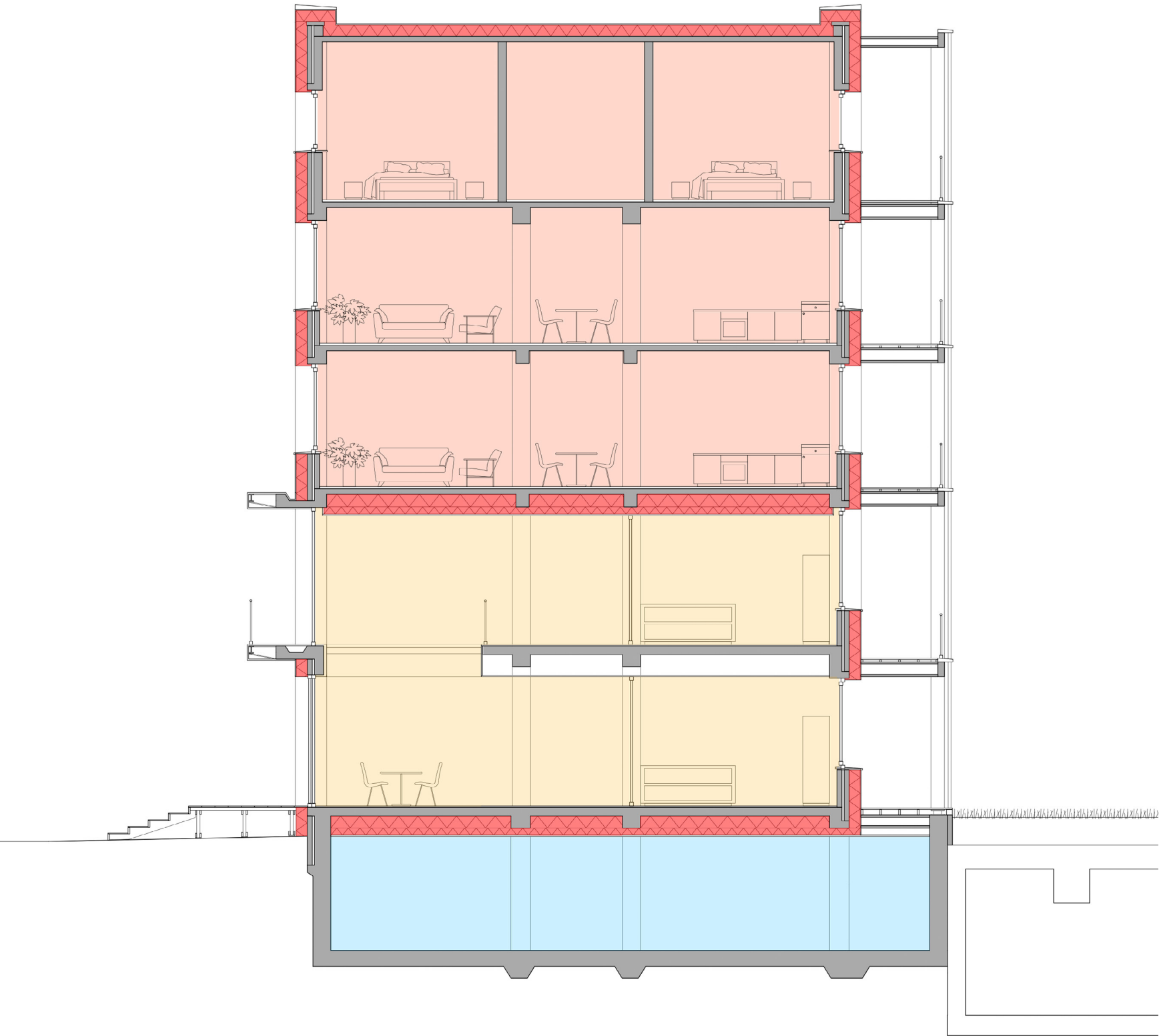
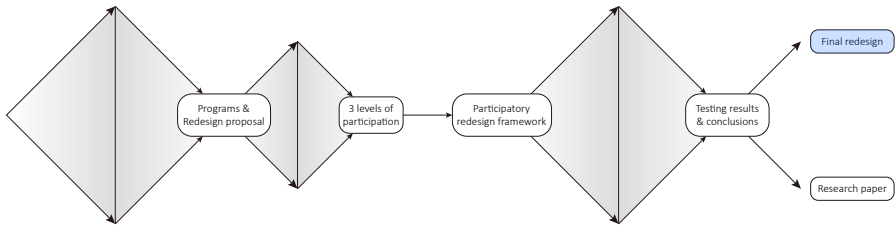



```

graph LR
    A[Programs & Redesign proposal] --> B[3 levels of participation]
    B --> C[Participatory redesign framework]
    C --> D[Testing results & conclusions]
    D --> E[Final redesign]
    D --> F[Research paper]
  
```

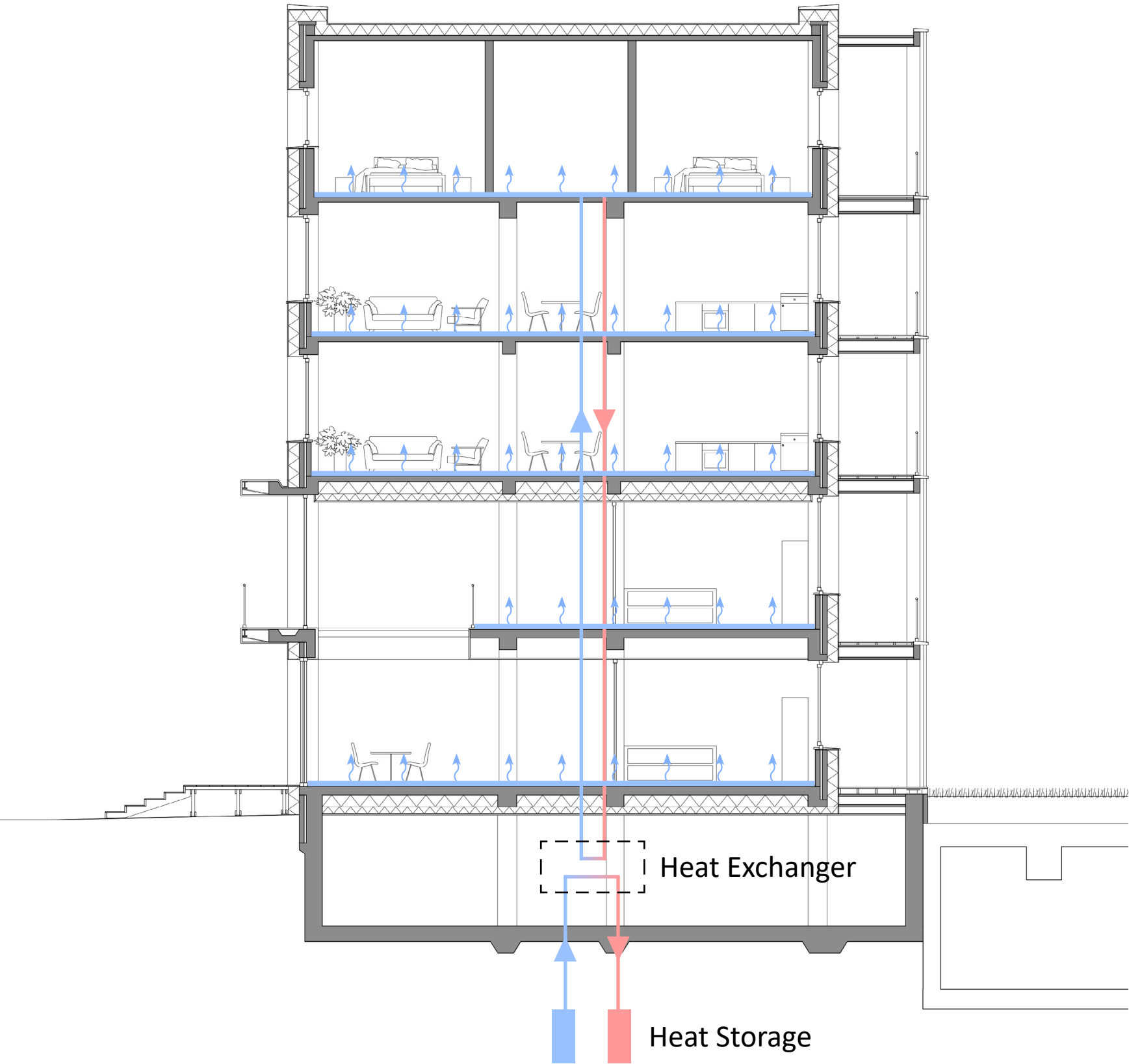
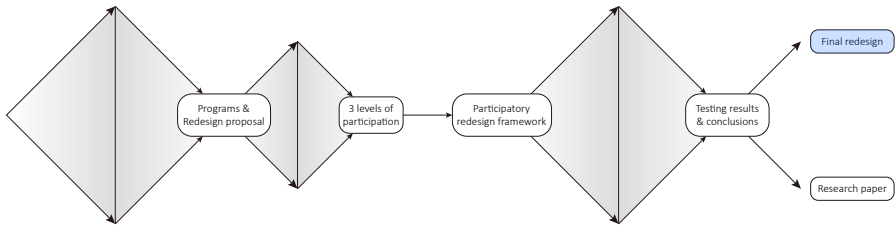


CLIMATE DESIGN: Thermal Zones

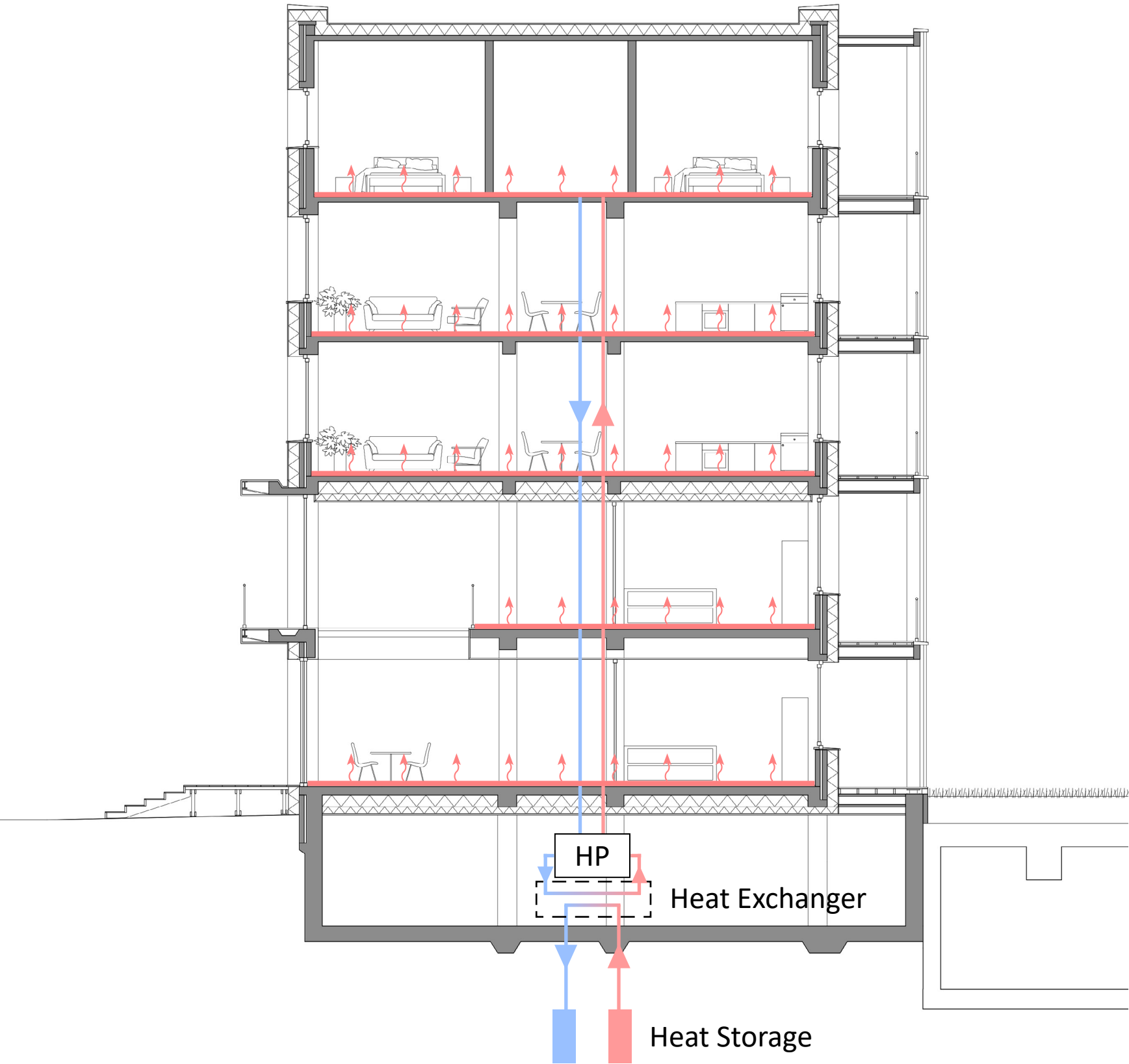
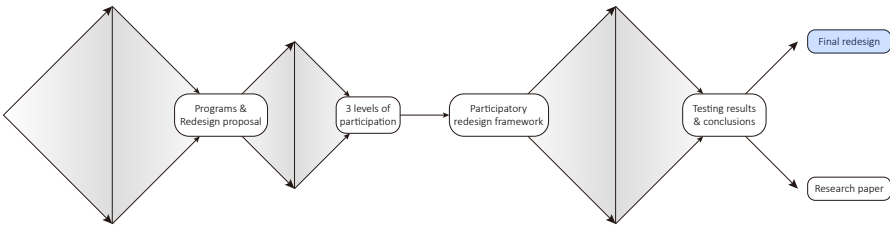


Added insulation 20 degree | apartment, hotel 16 degree | shops, public space exterior climate | techniques, storage

CLIMATE DESIGN: Floor Cooling

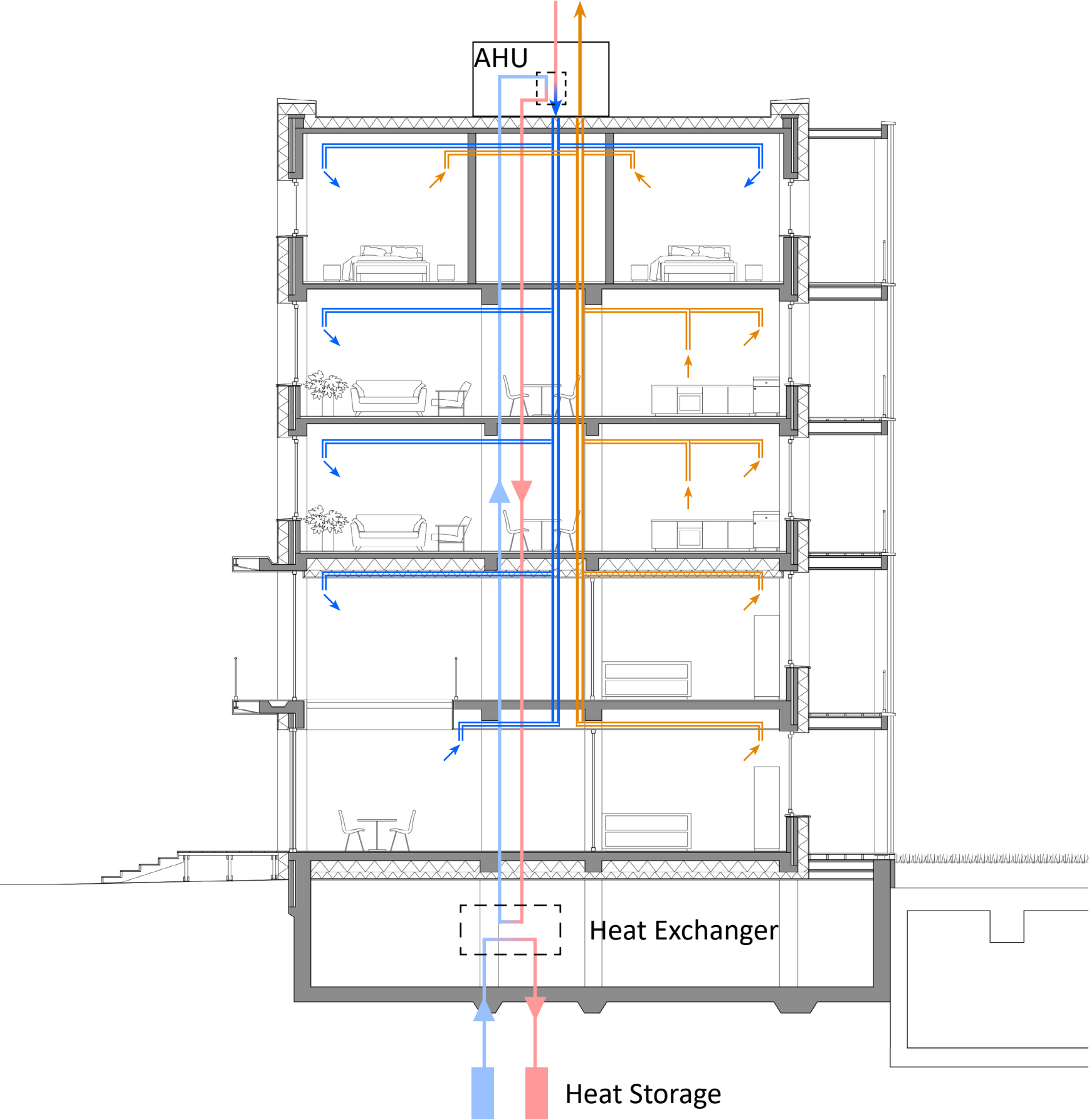
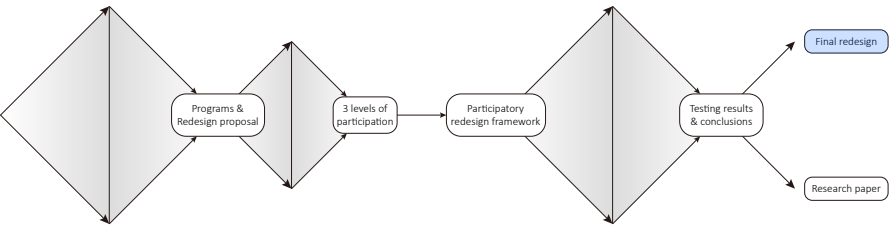


CLIMATE DESIGN: Floor Heating



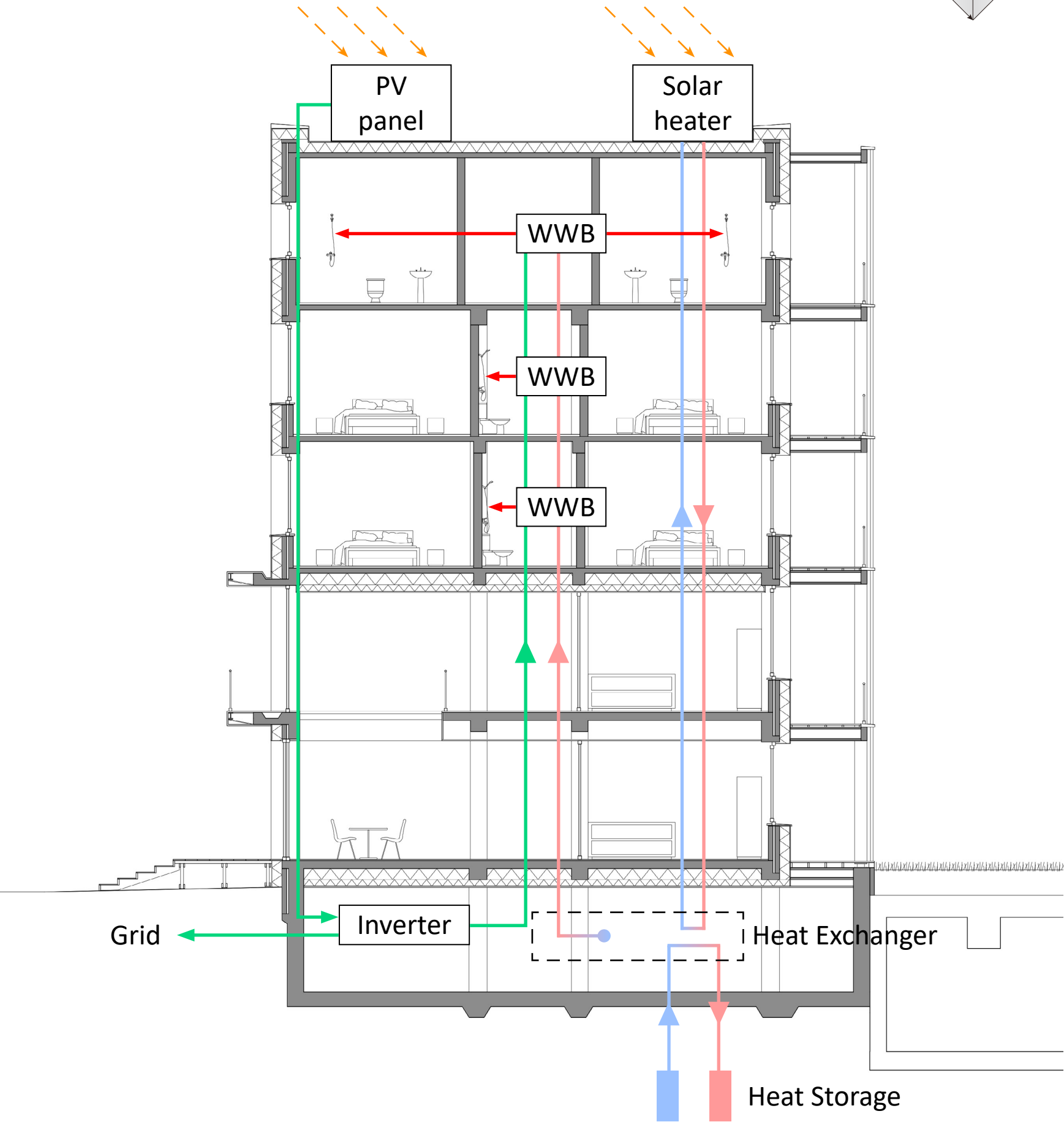
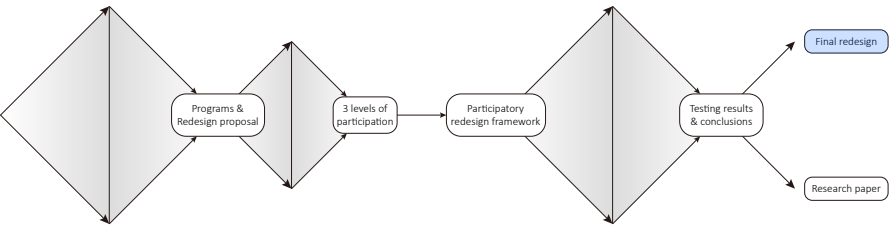
Winter

CLIMATE DESIGN: Ventilation



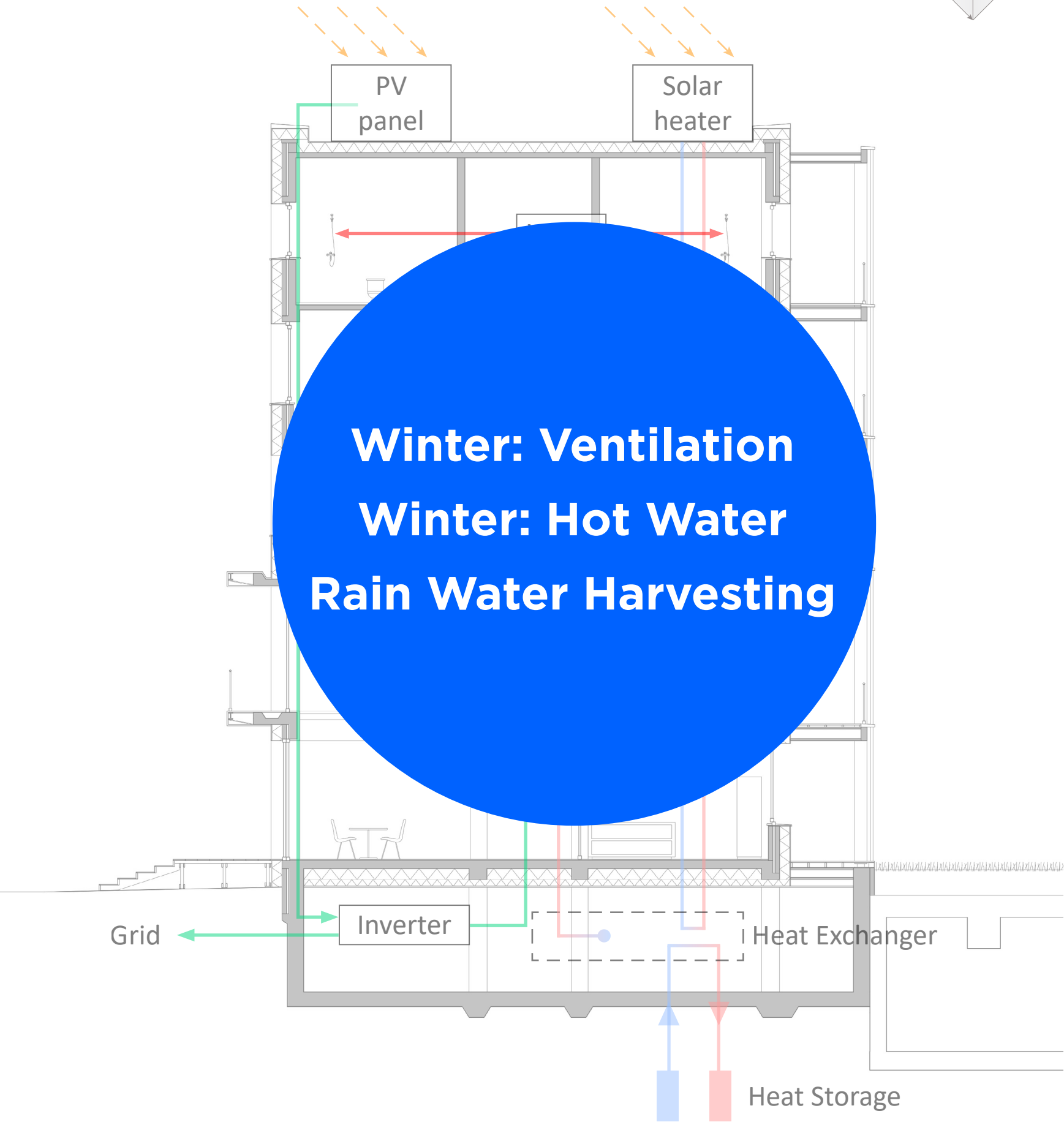
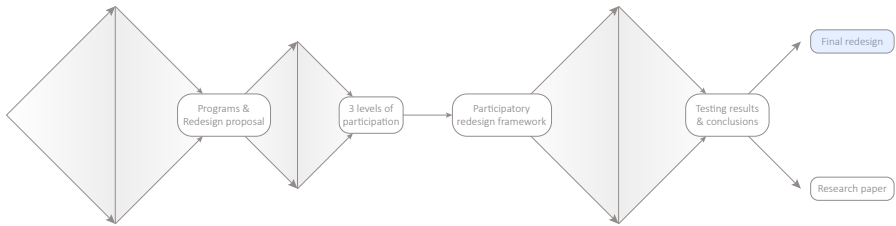
Summer

SOLAR ENERGY

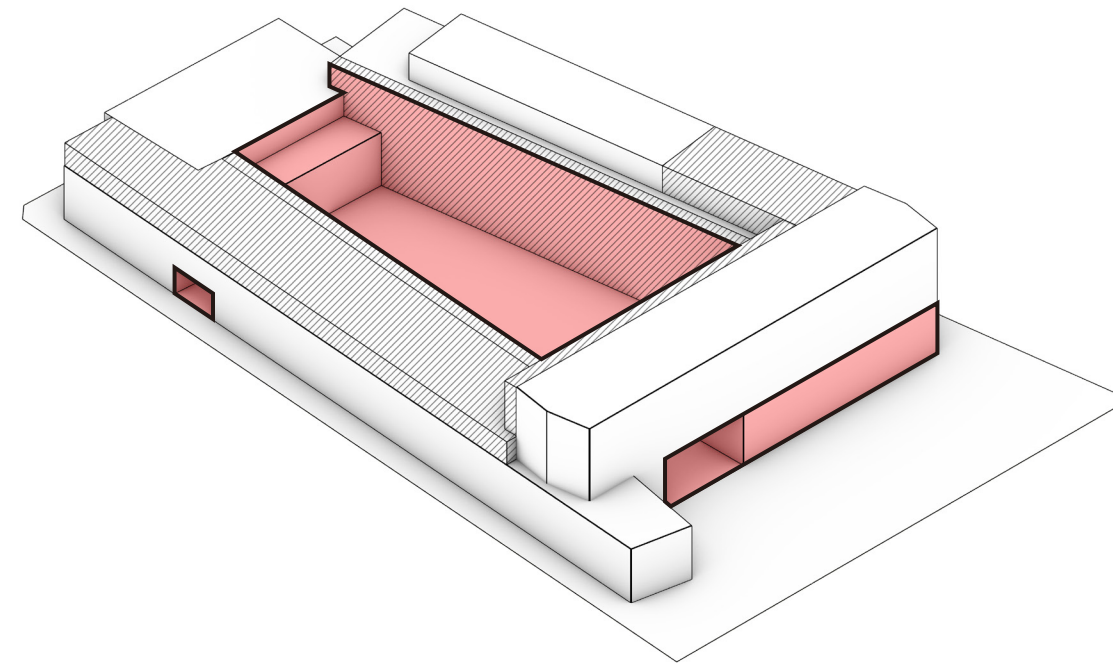
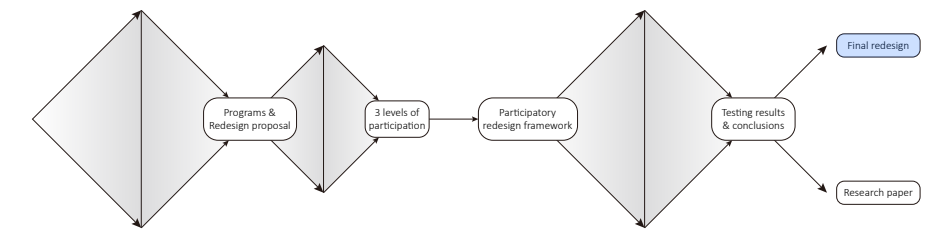


Summer

SOLAR ENERGY

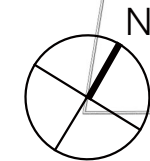
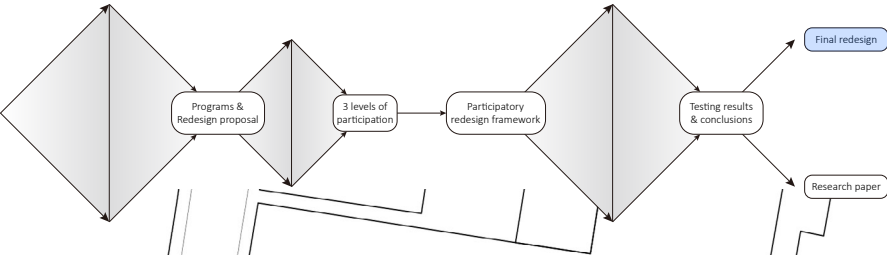


Summer



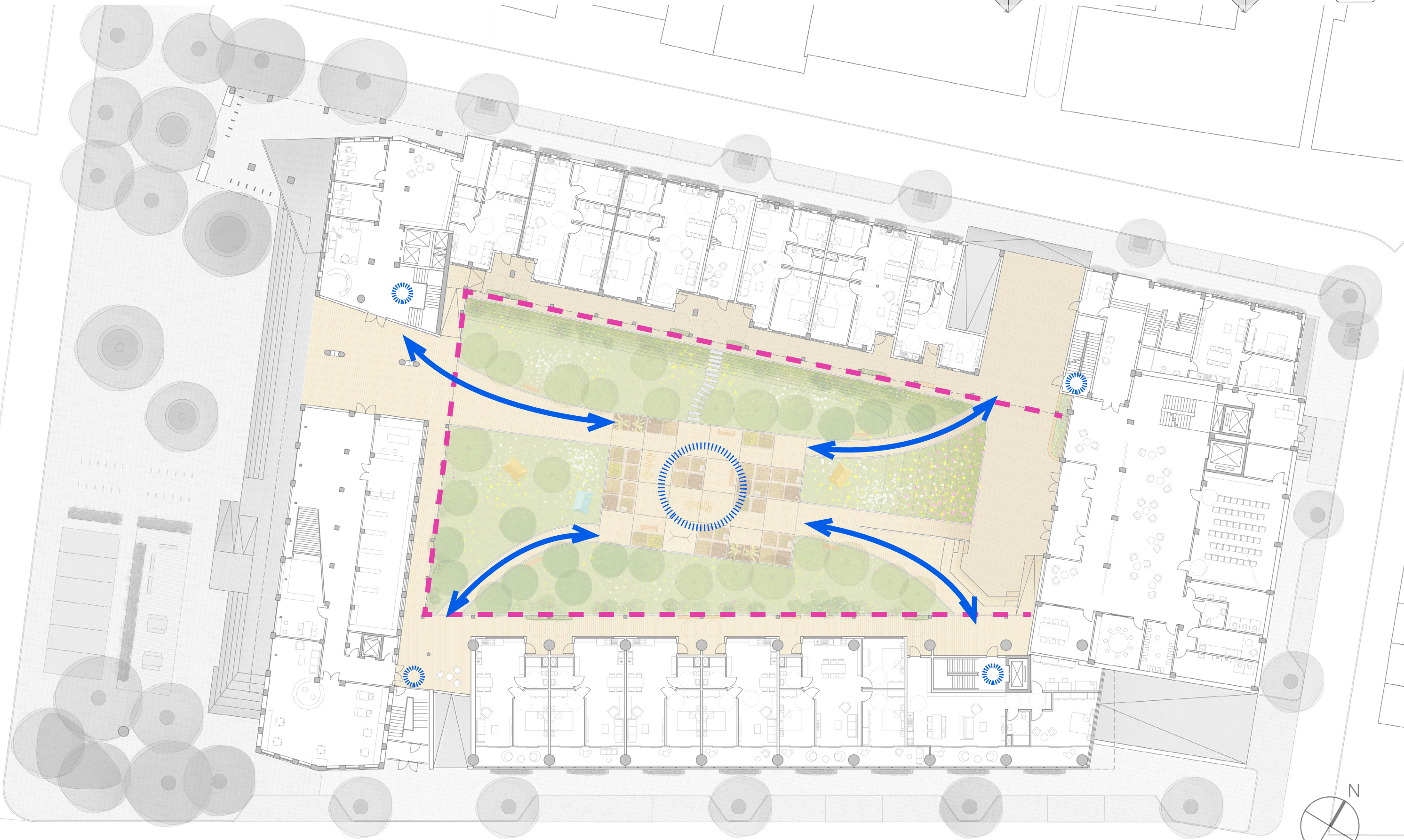
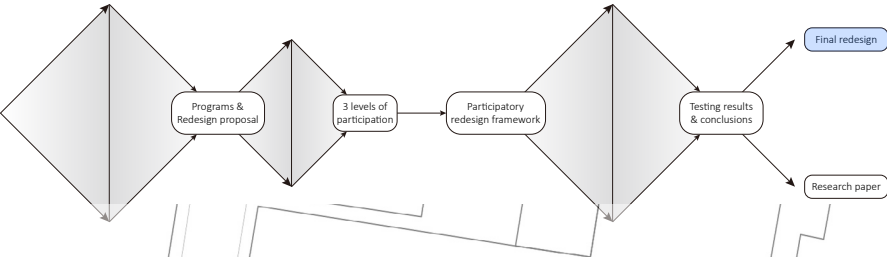
Inclusive Core

COURTYARD



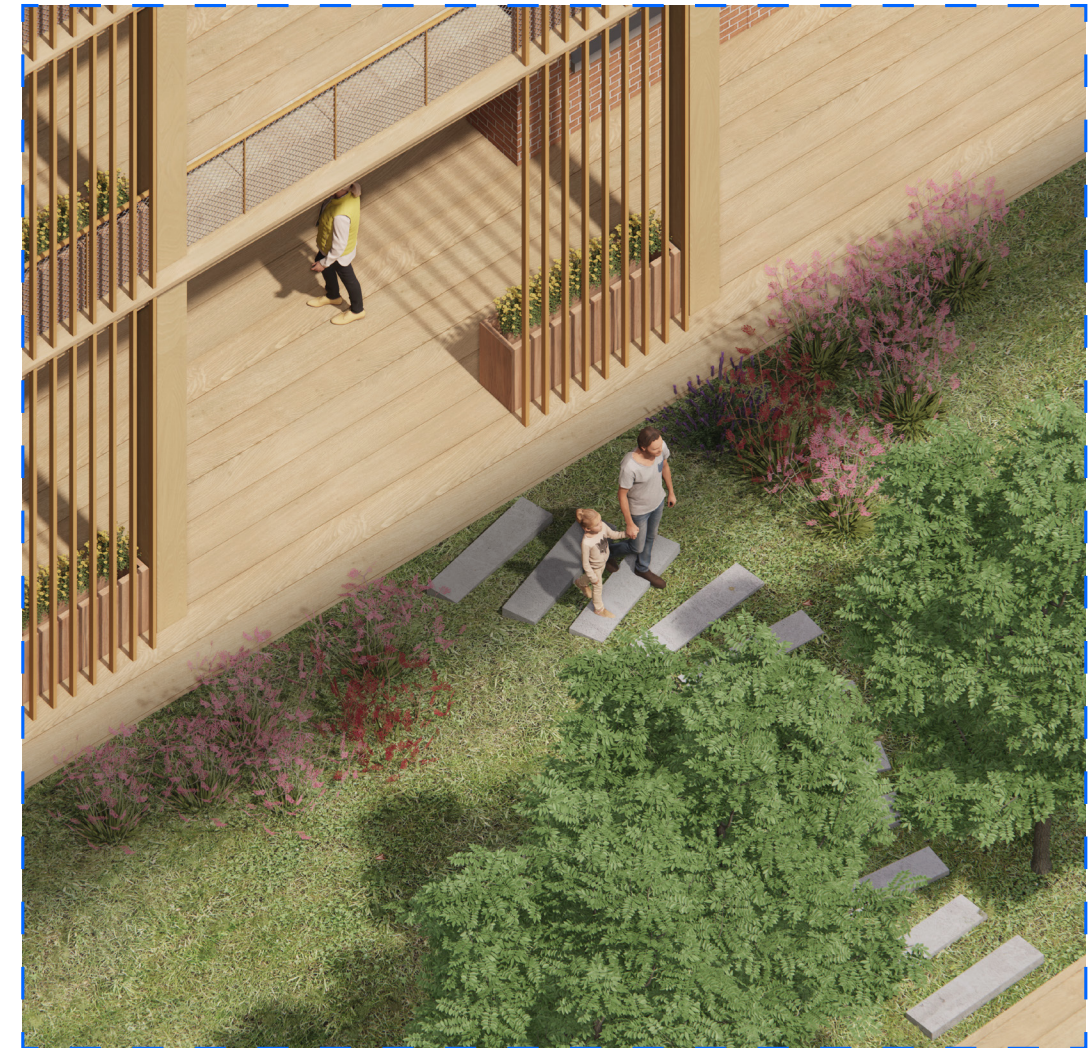
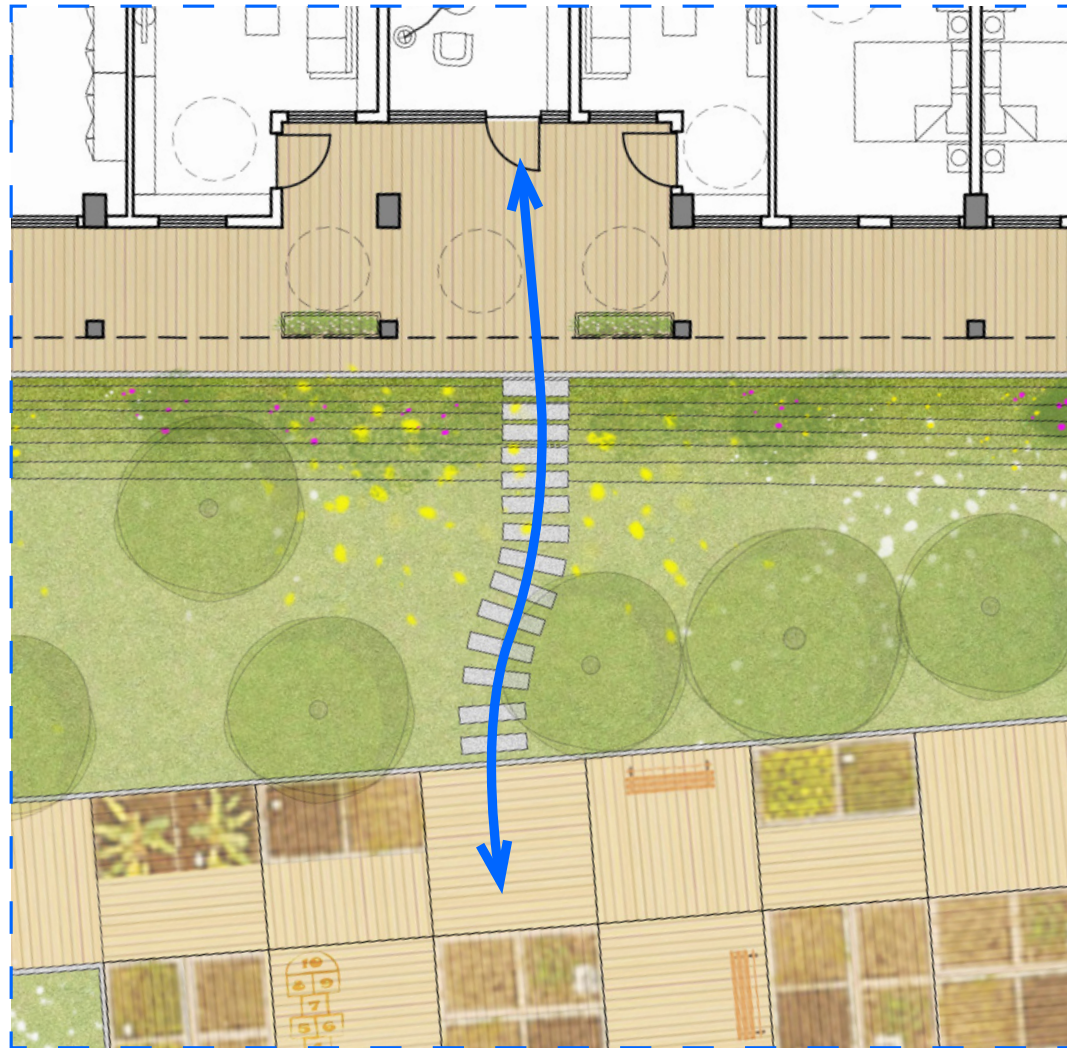
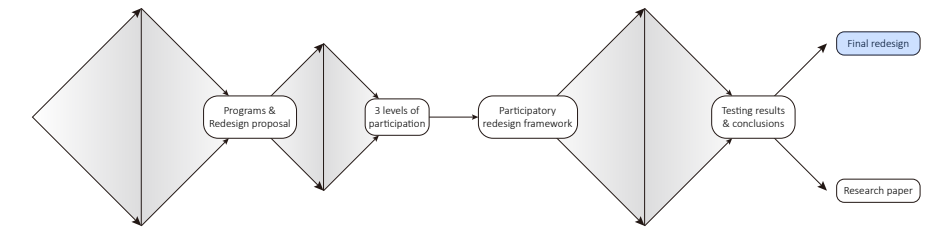
Site Plan

COURTYARD: Homely, Inclusive, & Accessible



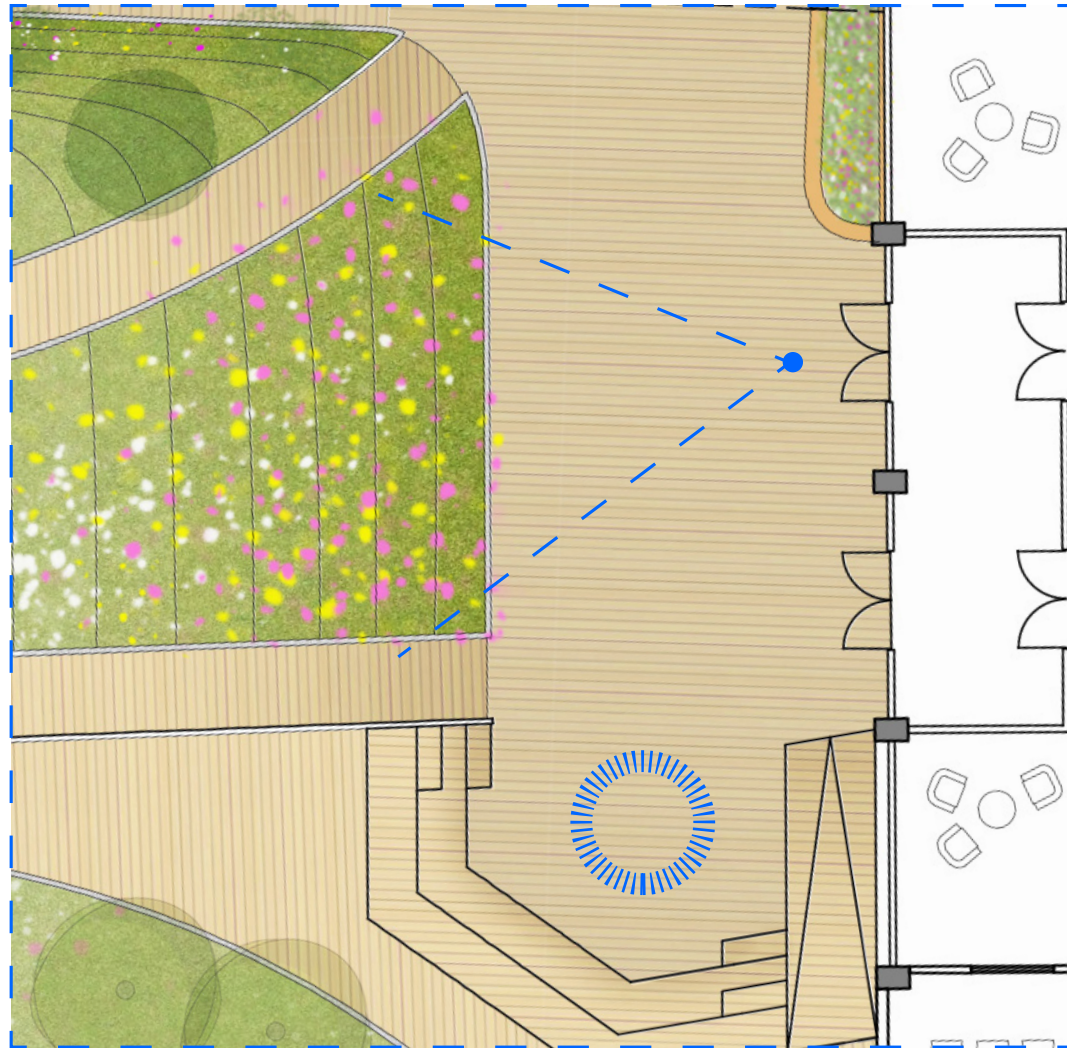
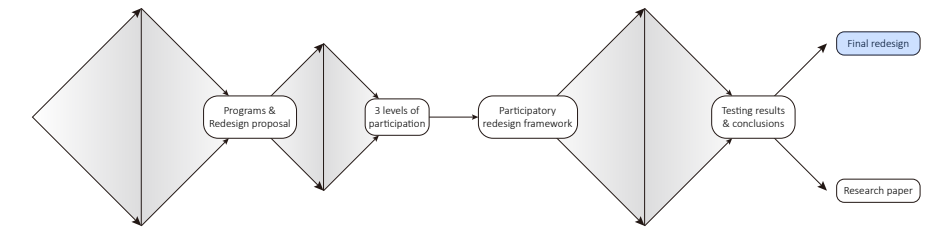
Site Plan

COURTYARD: Height Differences & Transition



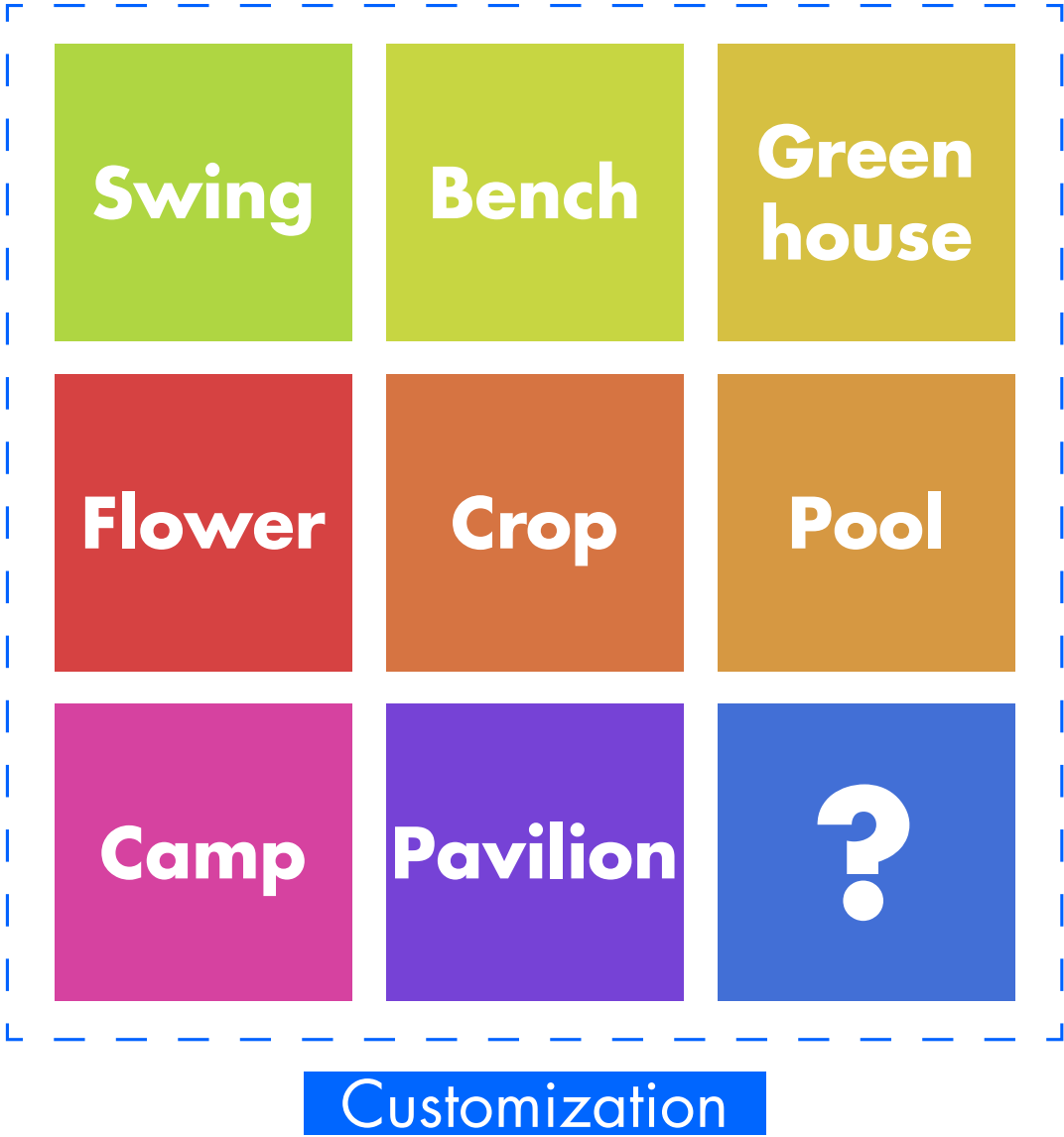
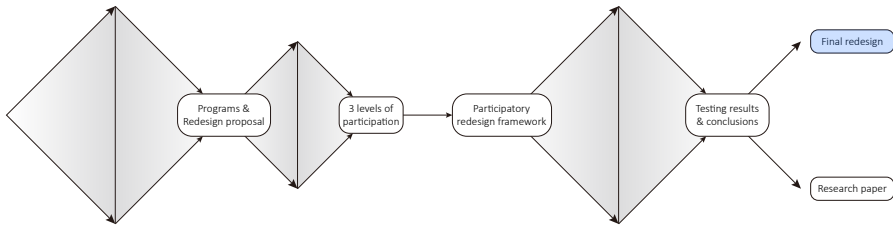
Transition

COURTYARD: Height Differences & Transition

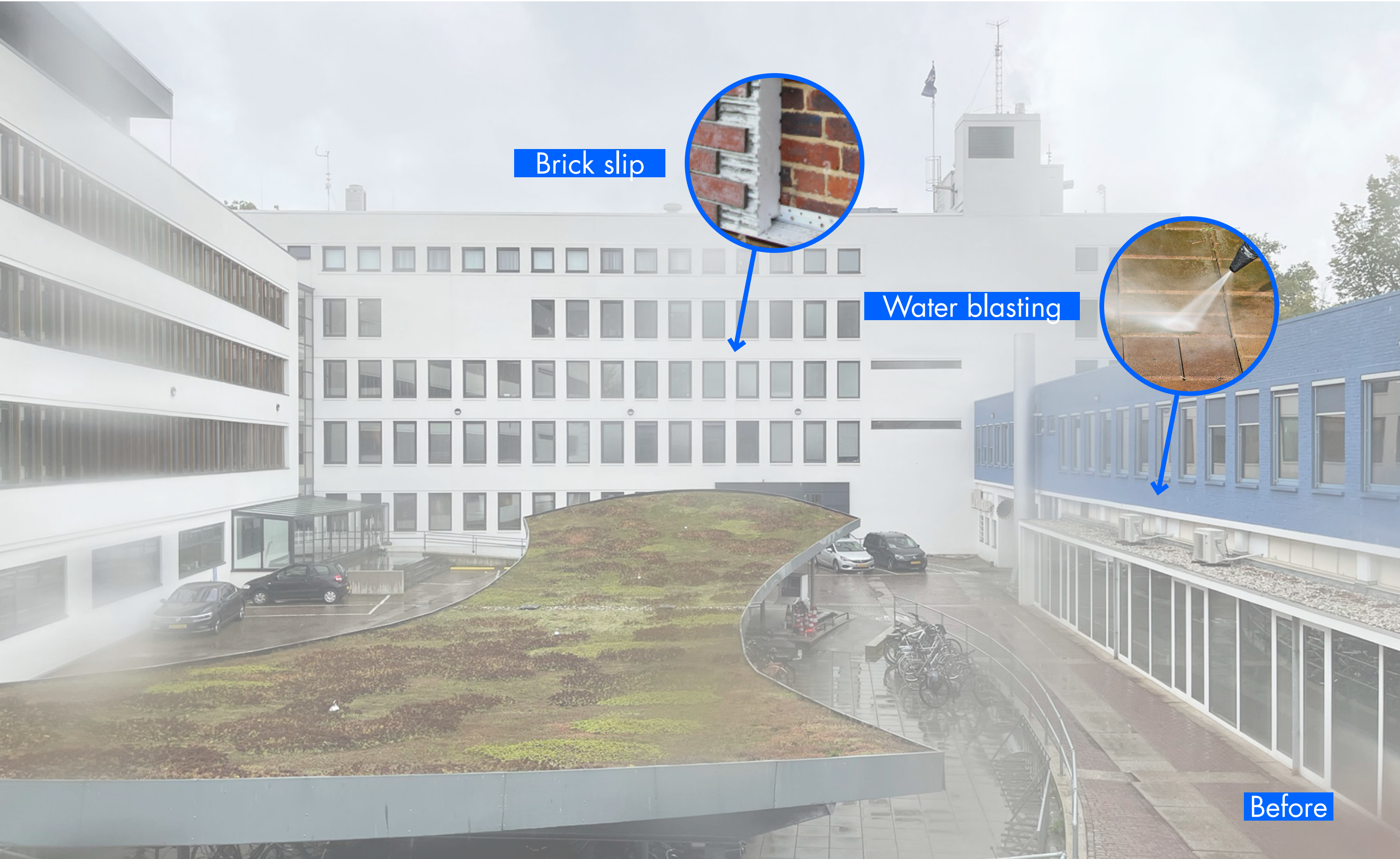
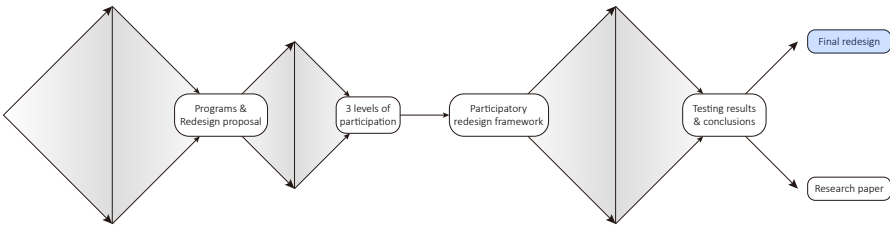


Gathering Space

COURTYARD: Modularity



COURTYARD: Inside Facade



Brick slip

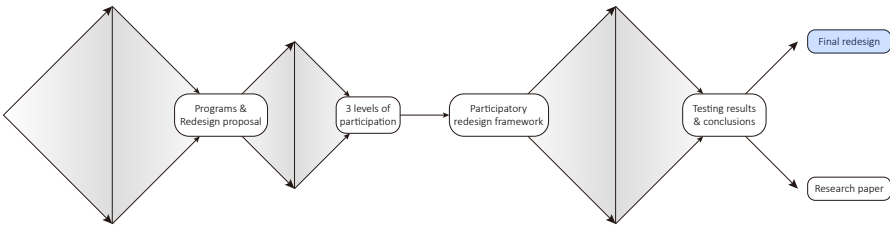


Water blasting

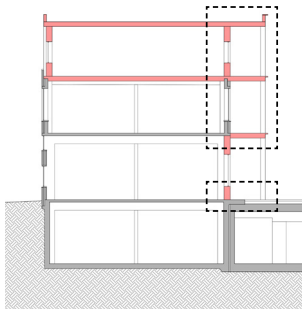
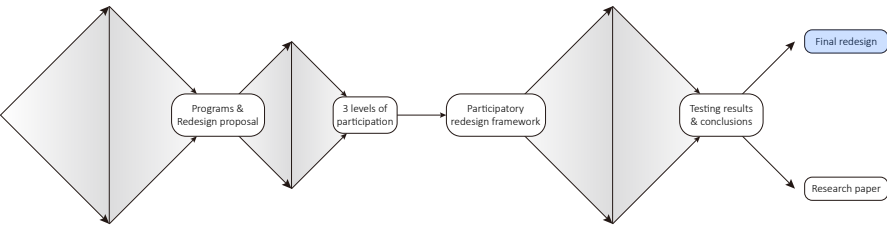


Before

COURTYARD: Inside Facade

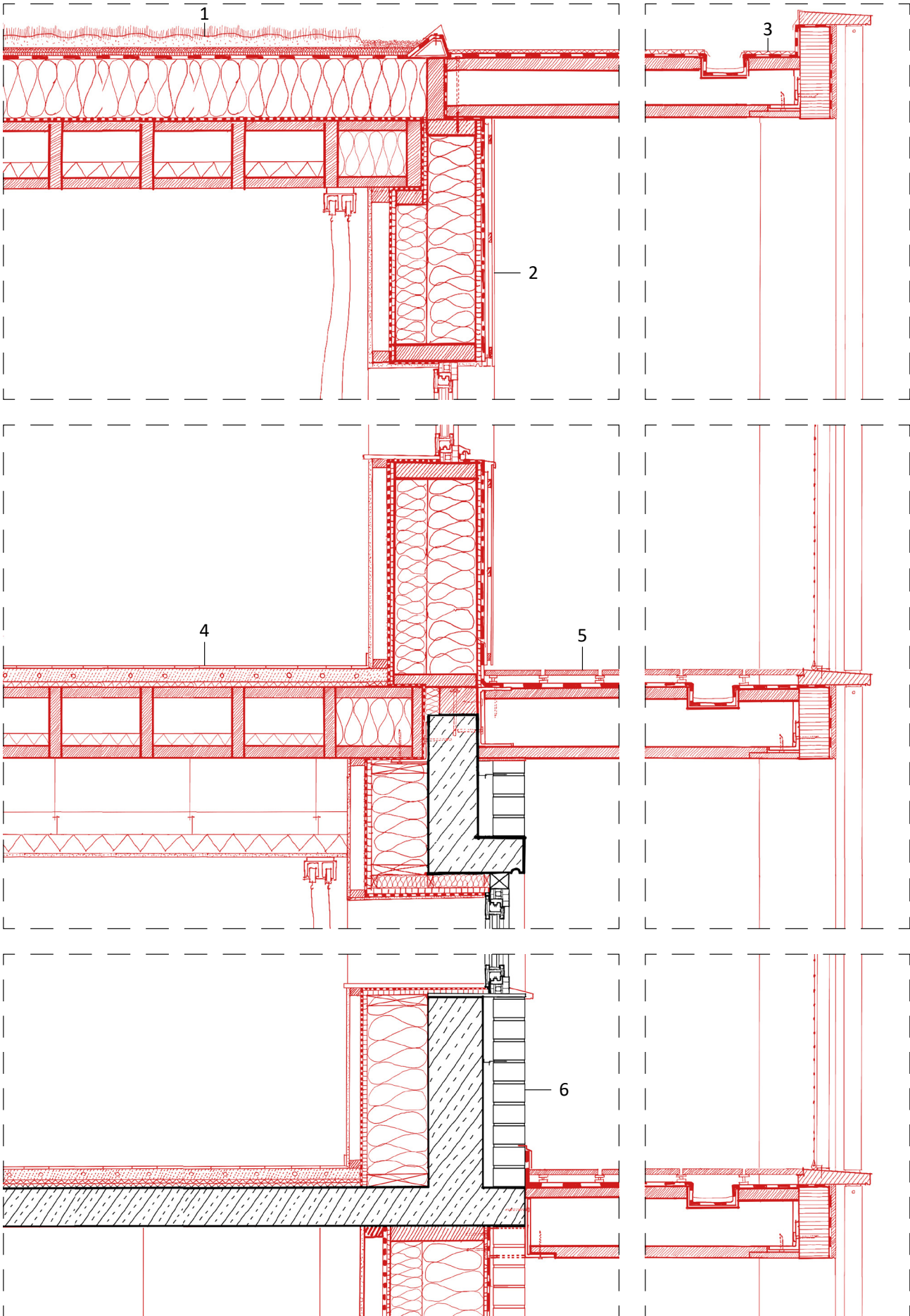
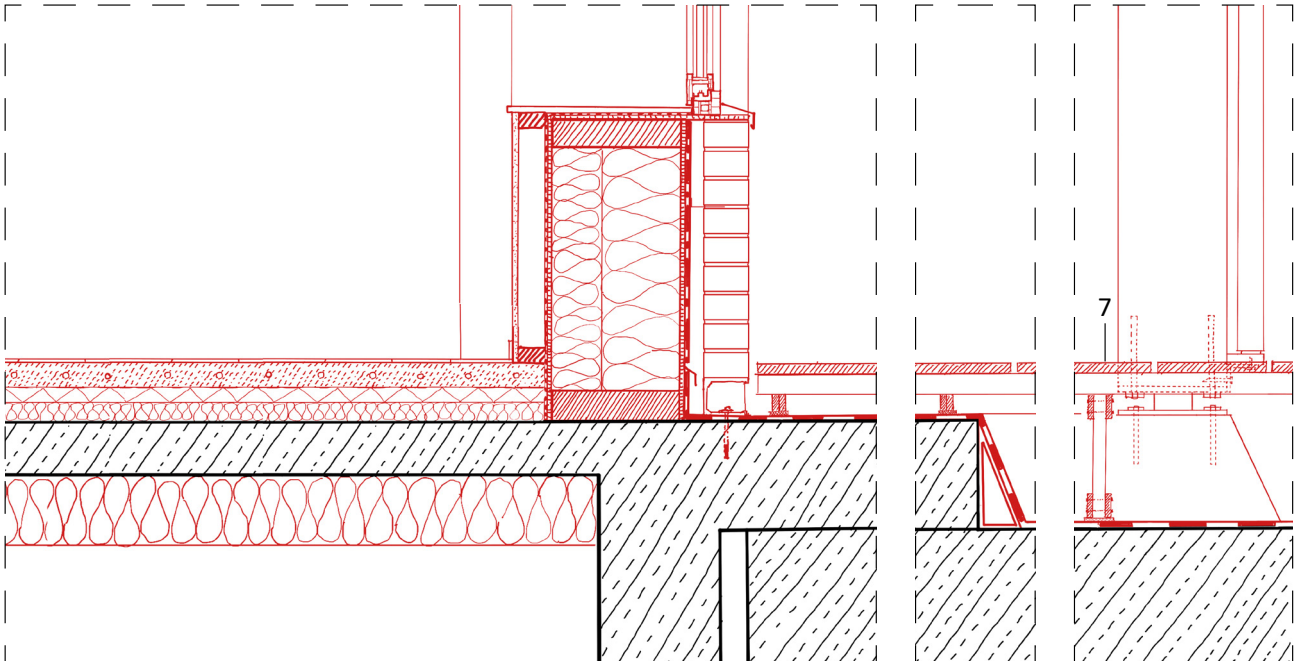


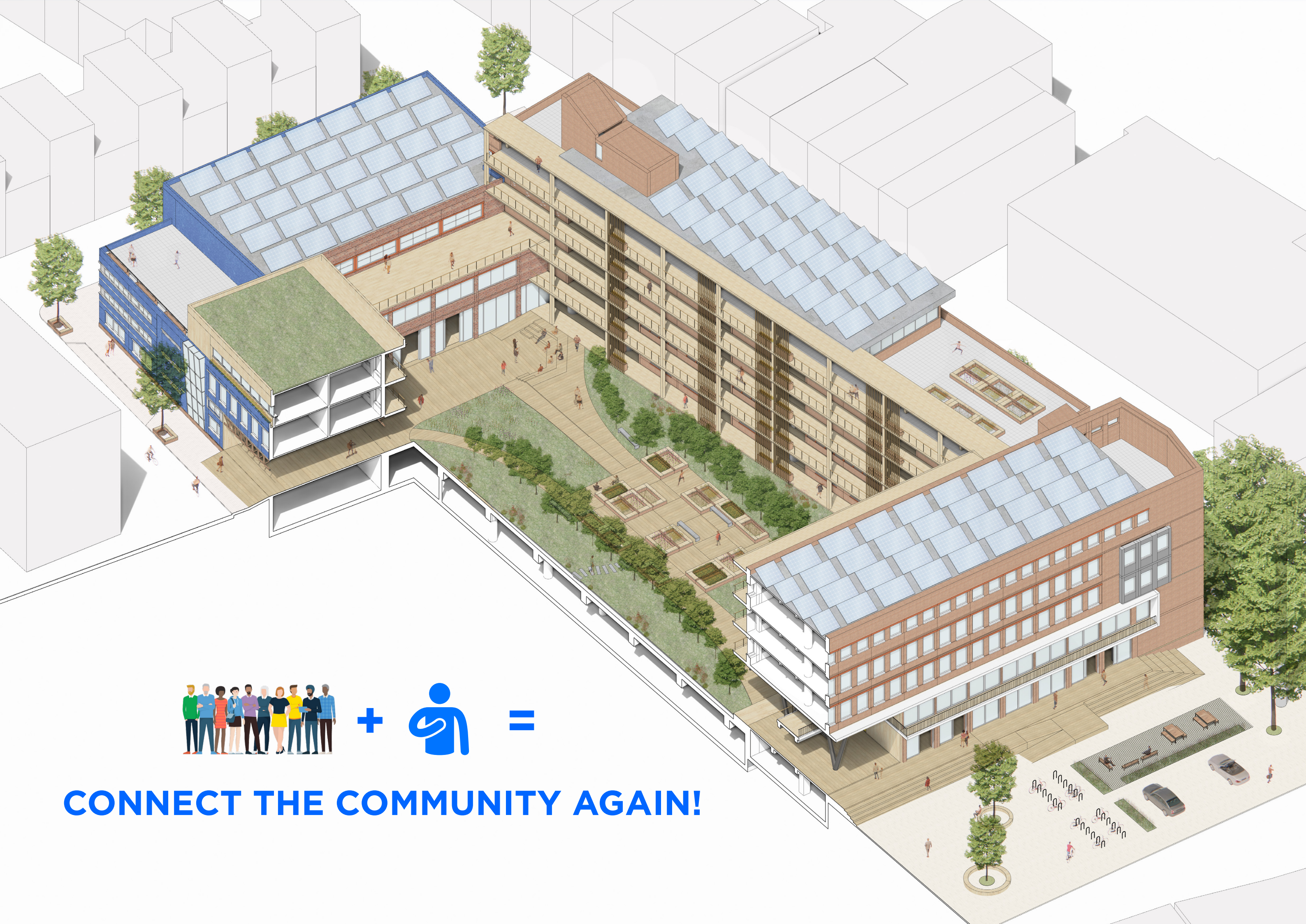
FACADE DETAILS



- | | | |
|---|---|--|
| 1 | 100mm extensive green roof
10mm filter fleece
20mm drainage layer
protective fleece
2-ply bituminous sealant layer
(water proofing membrane)
300mm EPS
vapour barrier
250mm load bearing panel with
sounding proofing infill
10mm sheathing | 20mm EPS impact sound
proofing
20mm EPS thermal insulation
300mm load-bearing floor with
sound proofing infill
300mm service space
alum. supporting structure
30mm acoustic plaster
26mm pine floor board
raised floor pedestal |
| 2 | 20/40mm battens/ counter
battens
damp-open sealant layer
12.5mm fibre cement board
350mm timber post inlaid straw
bale
12mm OSB
vapour barrier
80mm installation
gypsum board | 5 1.2mm PVC sealant layer
200mm load-bearing floor
100mm existing brick
6 50mm infilled insulation
220mm reinforced concrete
300mm EPS thermal insulation
12mm OSB
vapour barrier
80mm installation
gypsum board
26mm pine floor board |
| 3 | 10mm protective layer
1.2mm PVC sealant layer
200mm load-bearing roof panel | 7 450mm deck framing
1.2mm PVC sealant layer
450mm load-bearing floor |
| 4 | 20mm terrazzo/ 8mm oak strip
parquet
70mm cement screed with
underfloor heating | |

■ Remained ■ Added





=

CONNECT THE COMMUNITY AGAIN!

ACKNOWLEDGEMENT



Joana dos Santos Gonçalves



Wido Quist



Frank Koopman


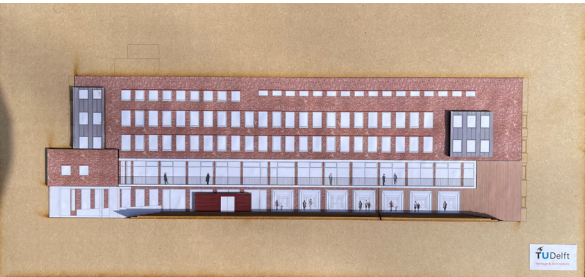





Baoky. K. Y. Huang



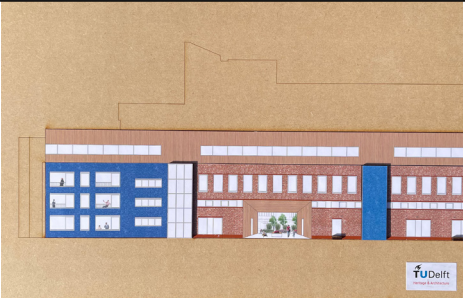

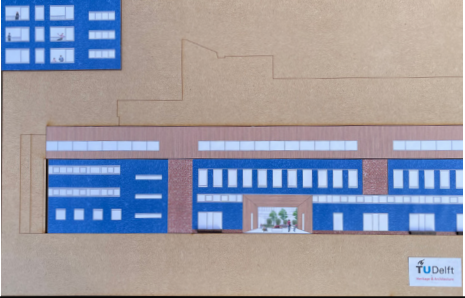
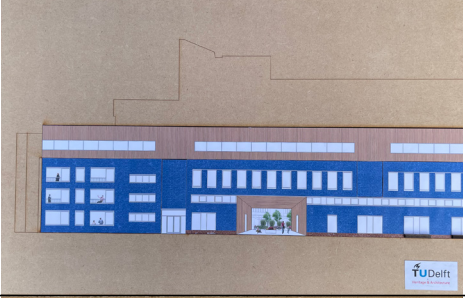
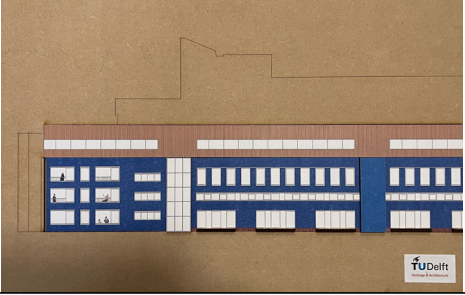
Aiste Rakauskaite

TESTING RESULTS

	Peception & feeling	Spatial & functional demand	Aesthetic taste	Overall preference
Participant 1 (group of 3)	The new entrance is very open and inviting.	We like balcony space. I think it will be busy, so doors with lots of openings are better. For housing and public function, I want it more open.	It's better to use same materials as they next to each other.	
Participant 2	I prefer the dark wood to the light one, because dark red color feels more stable and works well with bricks.	I like the scenarios where there are many people.	I'm not sure if wood & brick are compatible on the ground floor. But it seems that all bricks together are nice.	
Participant 3	You have to do something like the passage to make the building open.		The bay windows are 3-dimentional and make the wall a bit different, otherwise it will be too even and boring. The passage doesn't fit the design when compared to bay windows in terms of material & structure.	
Participant 4	I don't like too many railings, because they make the building look too complicated and like prevent me from appraoching.		The combination of the frames (1F) and other parts is better. Add the volume on the right for balance Put same material together!	
Participant 5	I like stairs & openings, because I feel they are contrast to police station. I see there is some stairs and it's good to extend them.	I want to put some coffee shop on the left with colorful look, and red lights. Put more functions on the rooftop		

The front facade

TESTING RESULTS

	Peception & feeling	Spatial & functional demand	Aesthetic taste	Overall preference
Participant 6	Considering it's going to be housing program, I prefer big windows.	The passage is a good eye-catcher for the community center.	I choose blue on the left, because I want to keep something from the old building. And for the contiunity of the rest building, I want some blue on the right. Because there is a lot of "vertical" going on, I want the added floor windows to be horizontal to break up the vertical lines.	
Participant 7 (group of 2)		I like natural light, so I want more glasses and bigger windows. I like the scenario with people.	Symetry is important.	
Participant 8	The blue color we have now is nice, which suits in this quiet area. The area is very quiet, and small windows suit here.	The passage is cool because it seems I can walk into the nice courtyard. Because the functions of two parts are separated, I can seperate the facade as well. I don't like too much interaction in this quiet area.	The horizontal one is more in balance with the below part, and responds to the existing windows. Wood works well with stones. Small spicy thing is exciting.	
Participant 9	I like the blue color, because it is vibrant, and it makes the building unique.		(After lots of attempts) I think this proportion and rhythm of the windows are the best.	
Participant 10			The horizontal window is more beautiful than others. It's good to have some parts protruded for aesthetics.	

The side facade

OVERALL DESIGN STARTING POINTS

Facadewise

- Keep the quiet and peaceful atmosphere
- Keep the sense of privacy
- Keep the identity of the building as landmark
- Eliminate the sense of isolation
- Eliminate negative materials that bring bad memory
- Connect the building with the outside appropriately
- Add more greenery

Buildingwise

- Change the perception from institutional to homely
- Activate the courtyard and interior space
- Create co-living space and celebrate diversity
- Keep the exceptional structure and space
- Ensure the accessibility and convenience for everyone
- Consider circular economy and sustainable solutions

Citywise

- Connect the courtyard to the outside
- Connect the historical lanes
- Emphasize the historic city boundary
- Focus on the continuity of space and material in urban fabric
- Meet the municipal requirement of levels of public space
- Add greenery, meeting spots, sitting area for locals
- Give locals the chance to participate in urban space creation

SOCIAL VALUE

KEY FIELDS

Social sciences and Development

KEY STAKEHOLDERS

Non-experts

RELATED VALUES

Spiritual; Emotional; Allegorical

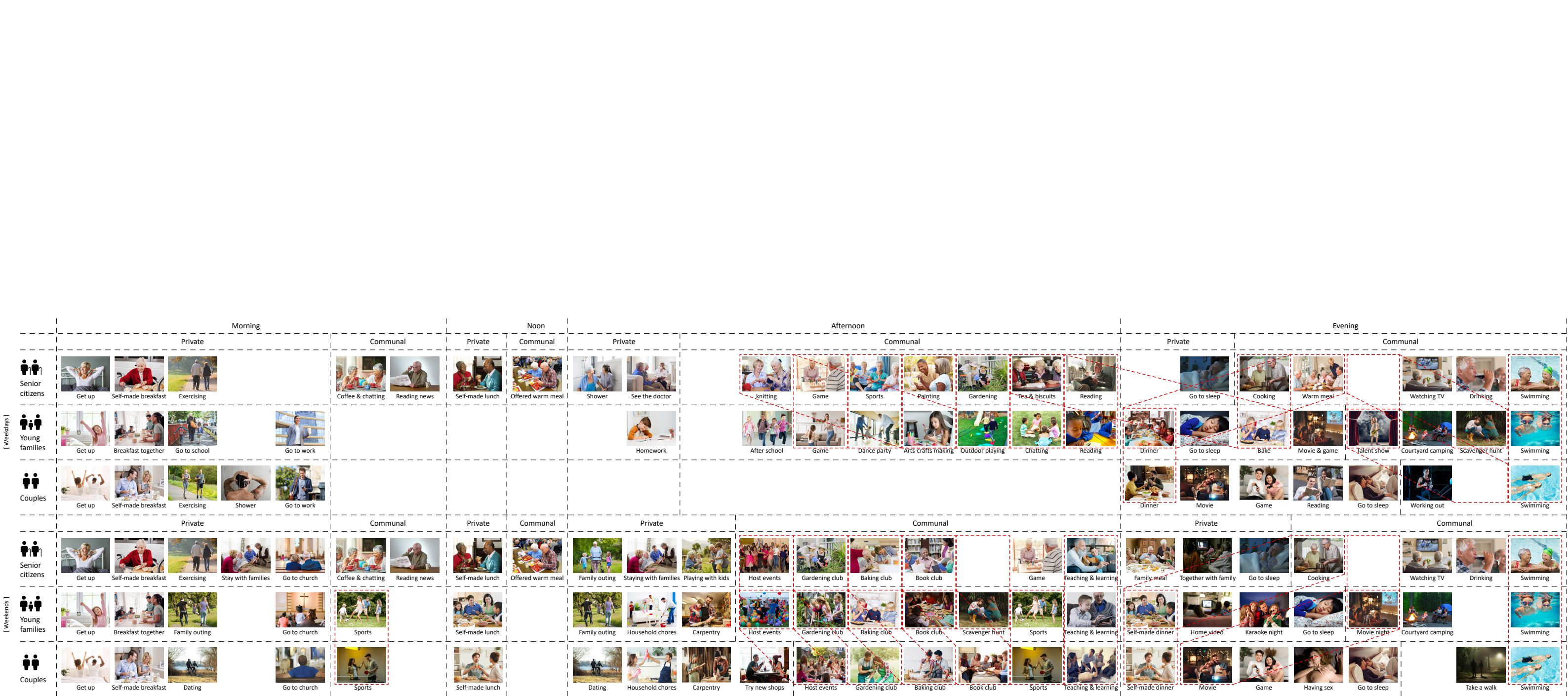
DEFINITION

“**Social value** encompasses the significance of the historic environment to contemporary communities, including people's **sense of identity, belonging and place**, as well as **forms of memory** and **spiritual association**.”

(JONES, 2017)

2018 © URBAN GUIDES





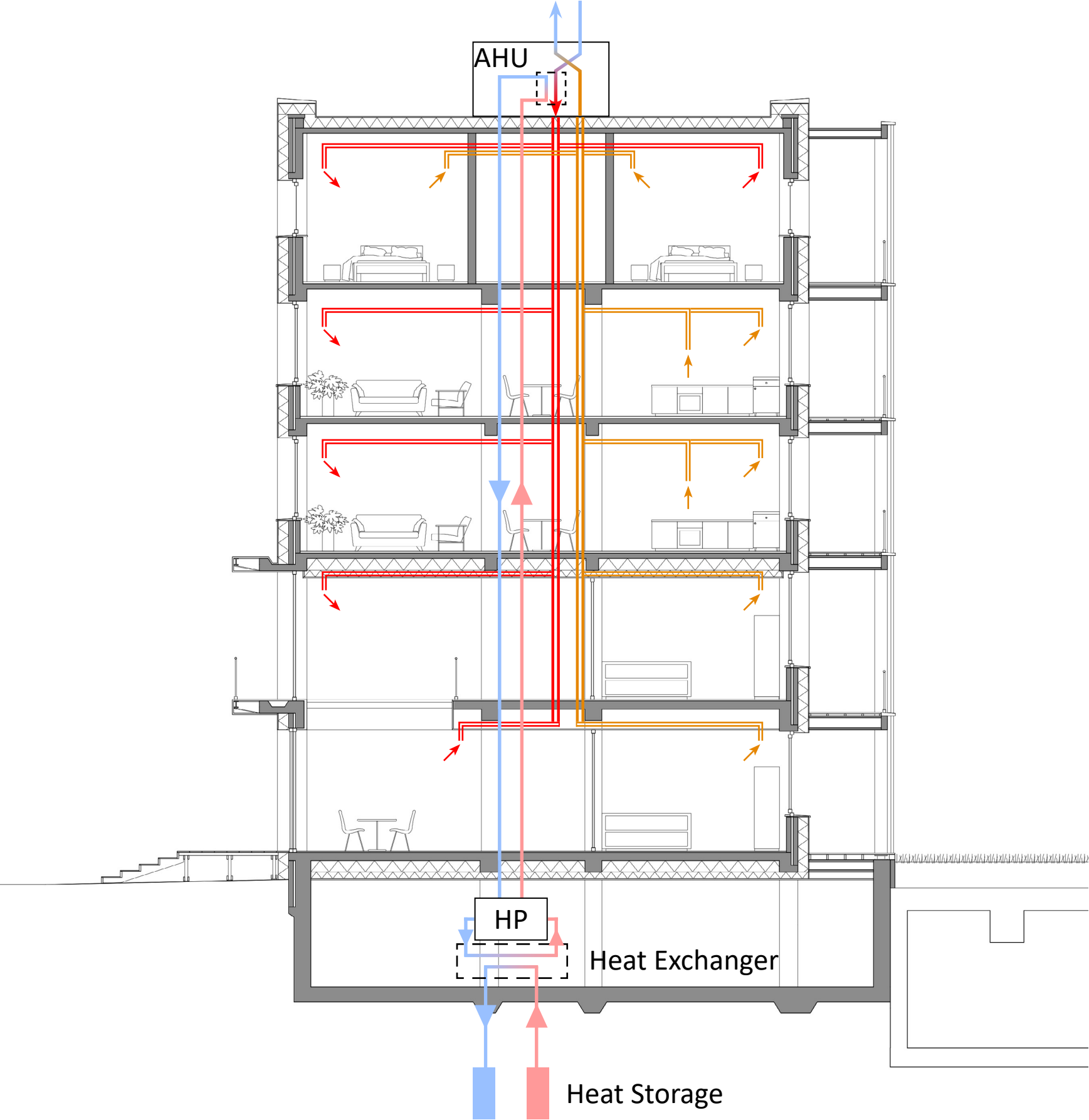
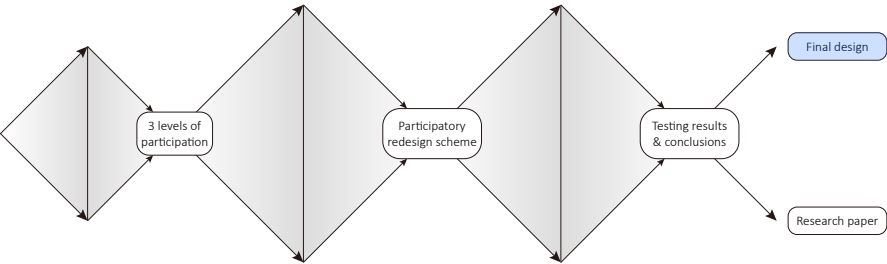
Activity analysis of the target groups

PROBLEM STATEMENT

In the Netherlands, nearly 30% of police buildings are becoming vacant due to an organizational change within the Dutch police in 2013 (Weesies, 2017).

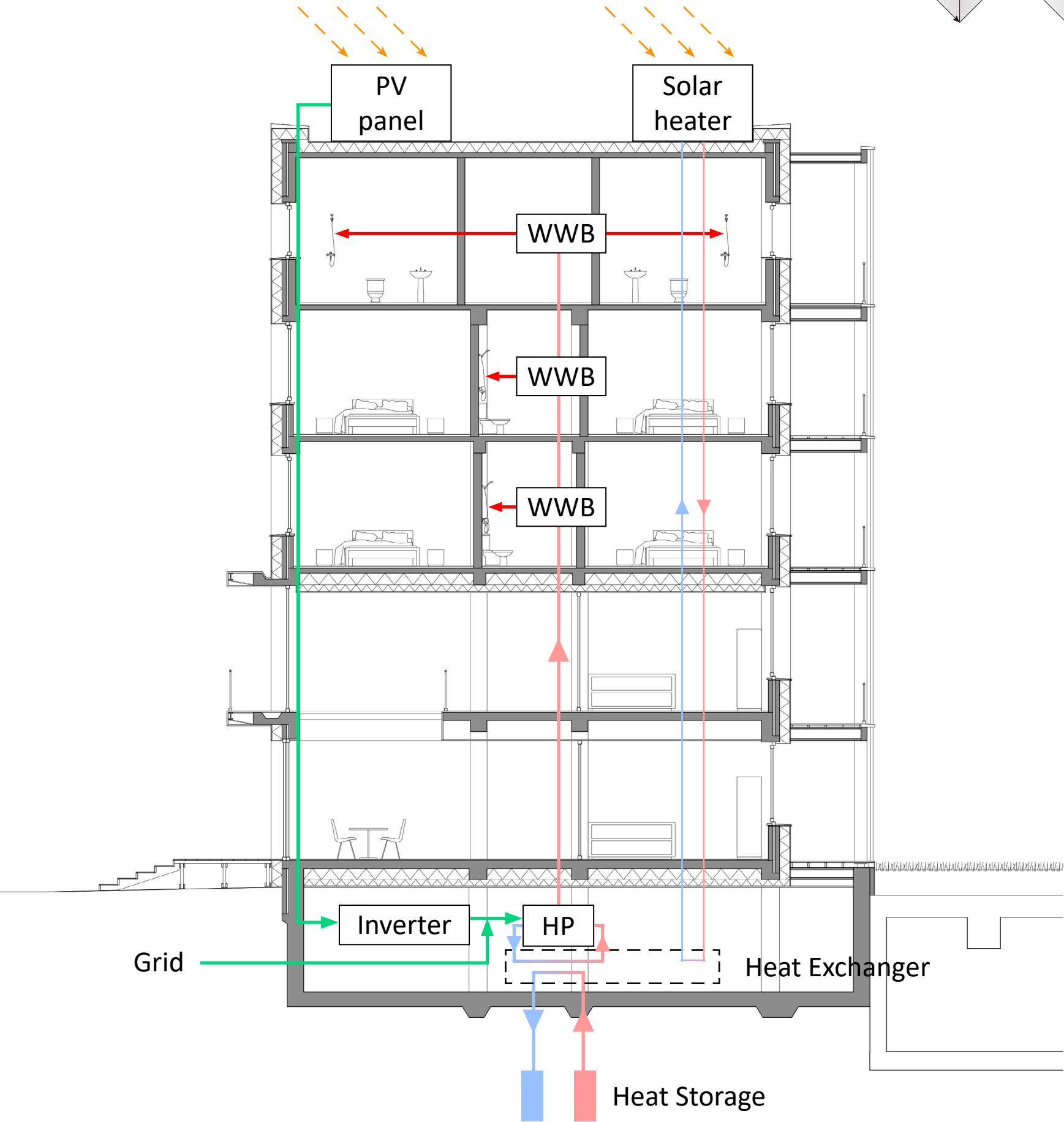
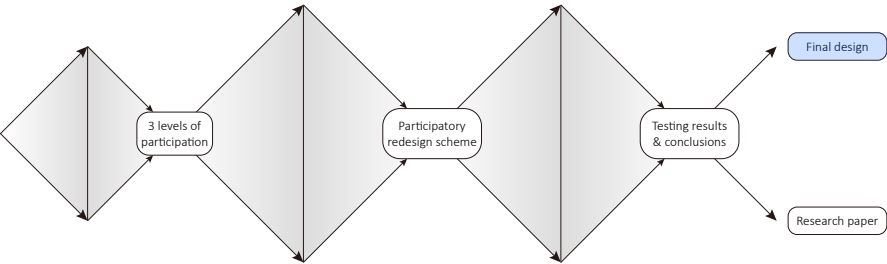


CLIMATE DESIGN: VENTILATION



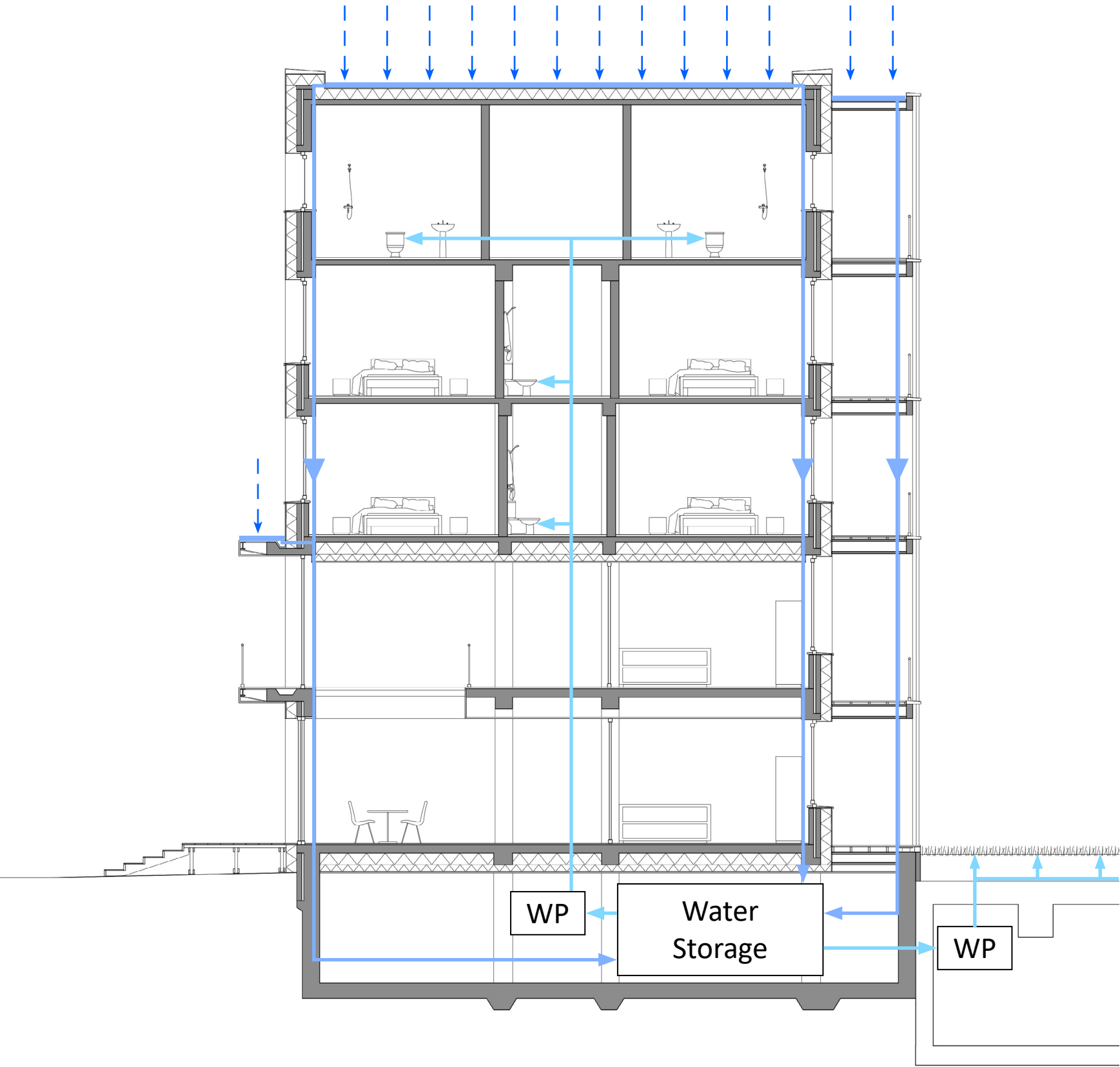
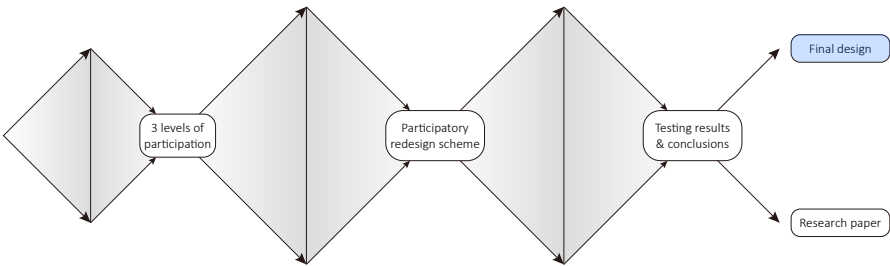
Winter

HOT WATER SUPPLY

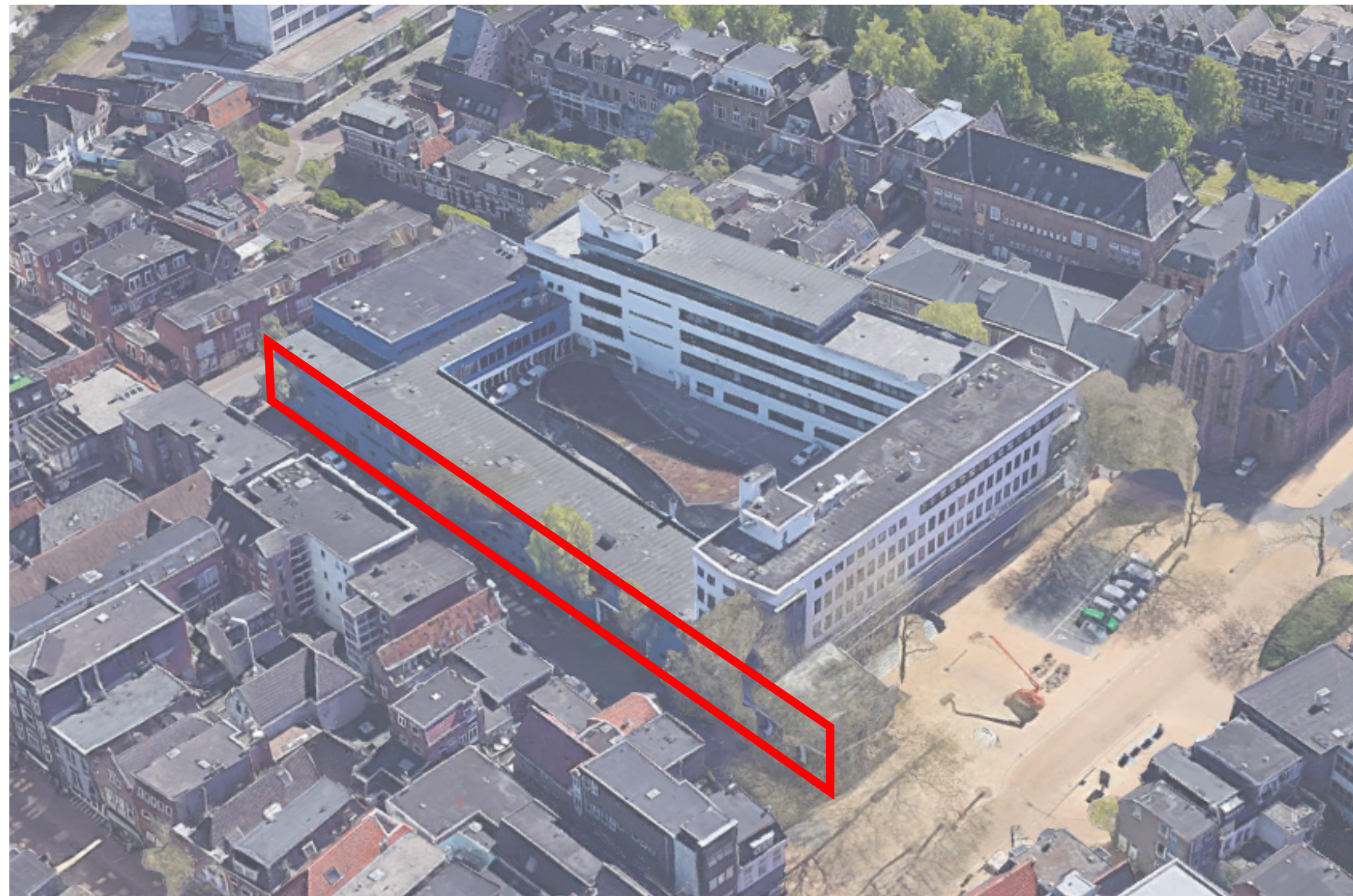
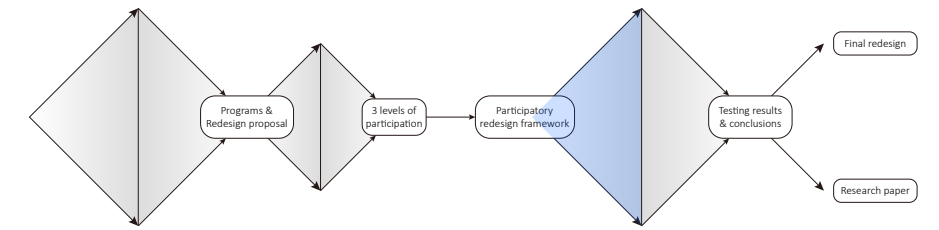


Winter

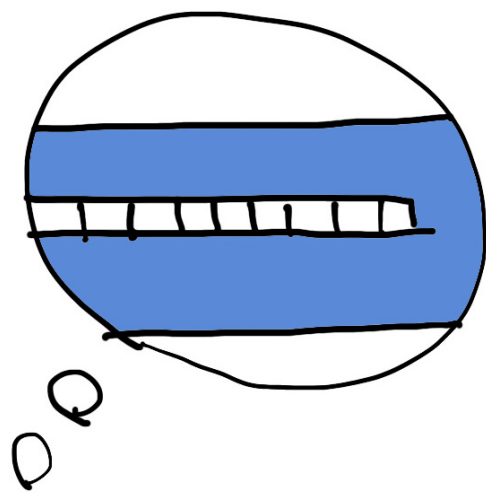
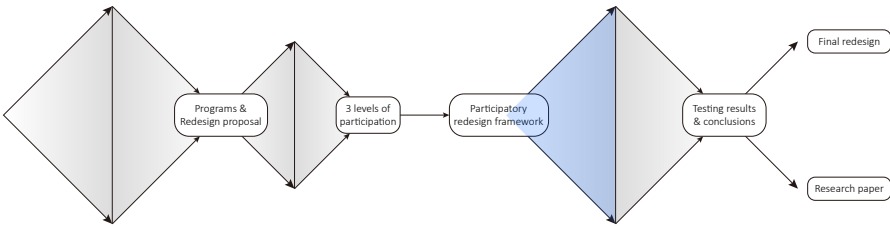
RAIN WATER HARVESTING



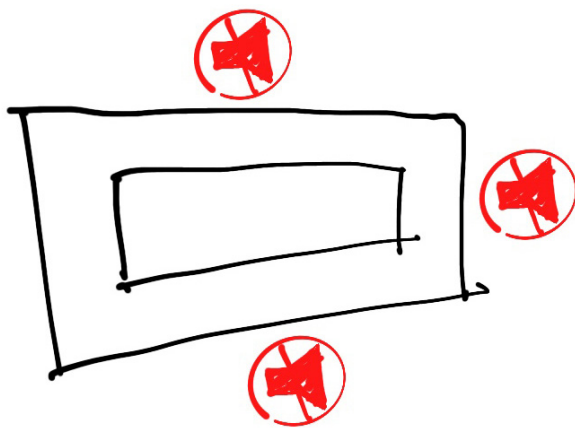
THE NORTH FACADE



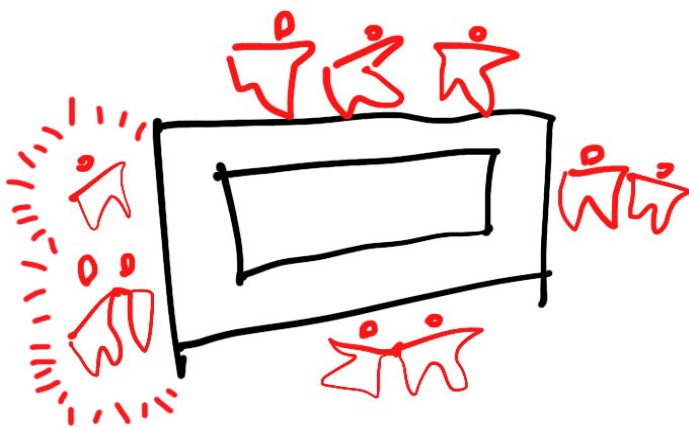
FACADE REDESIGN STARTING POINTS



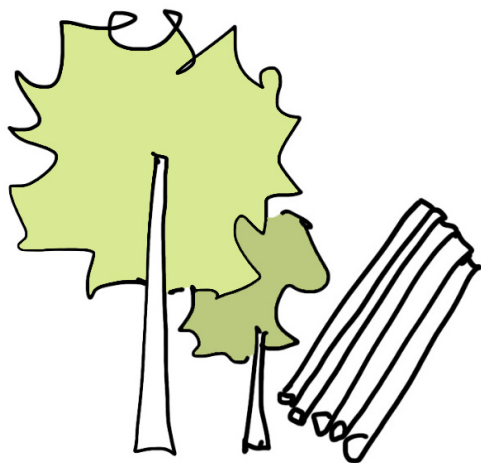
Characteristics



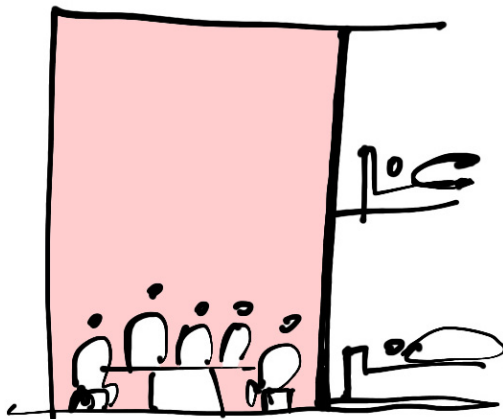
Quietness



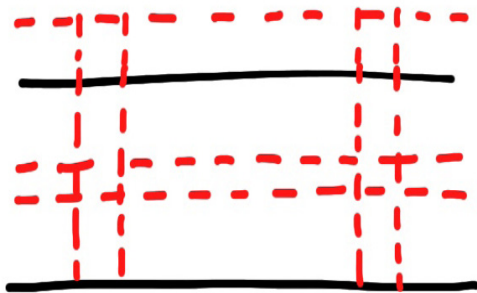
Liveliness



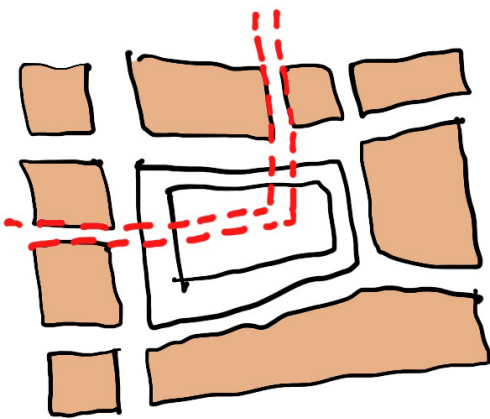
Nature



Function

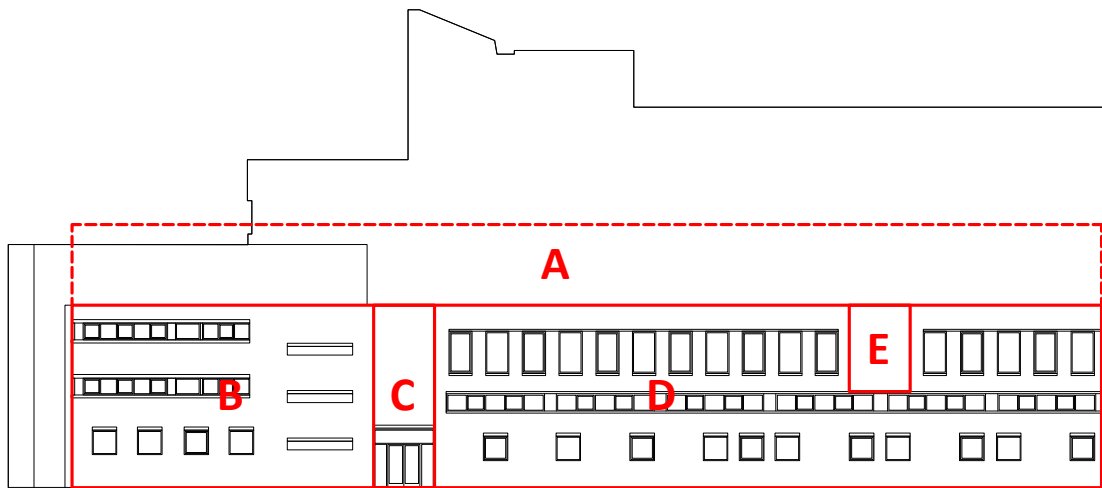


Rhythm

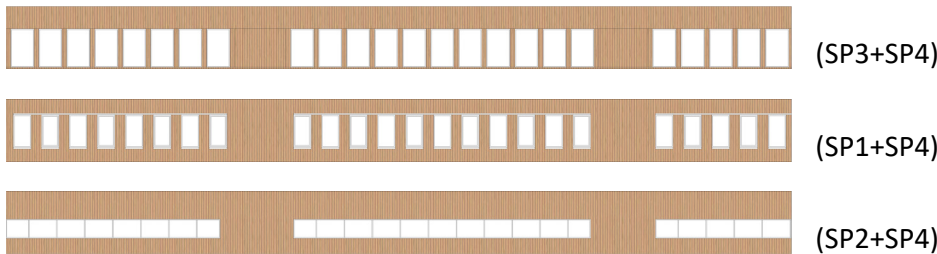


City

REDESIGN SCENARIOS



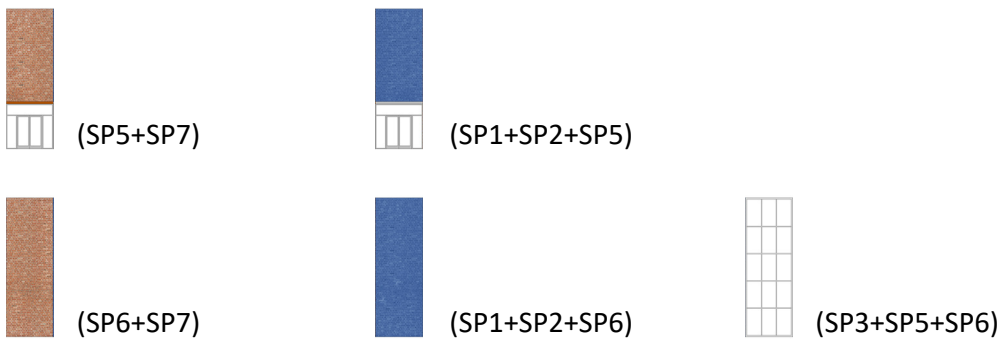
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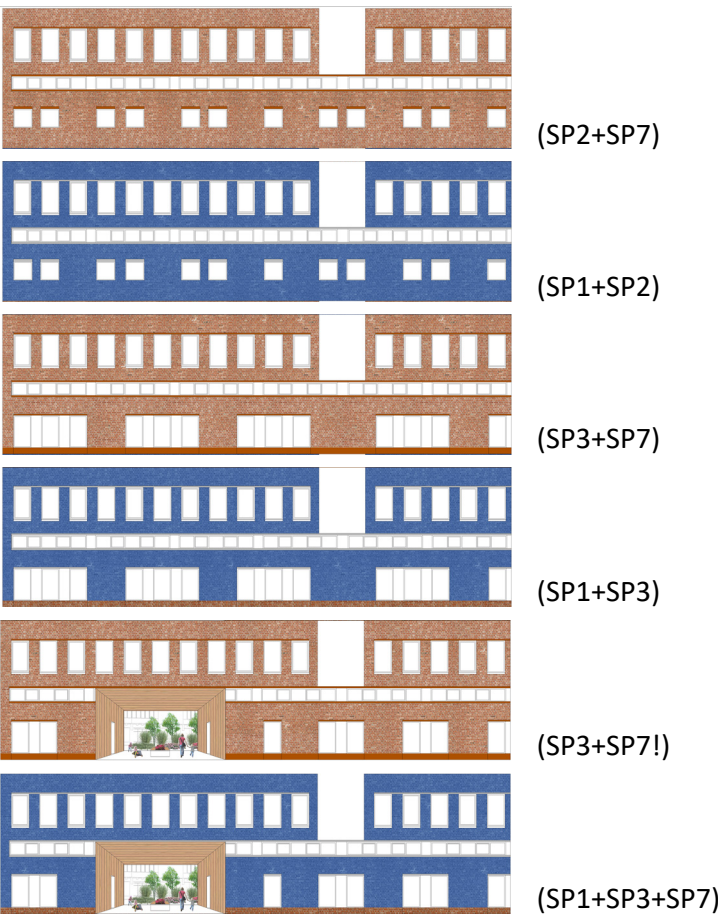
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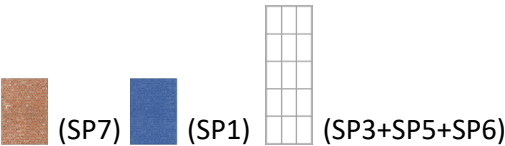
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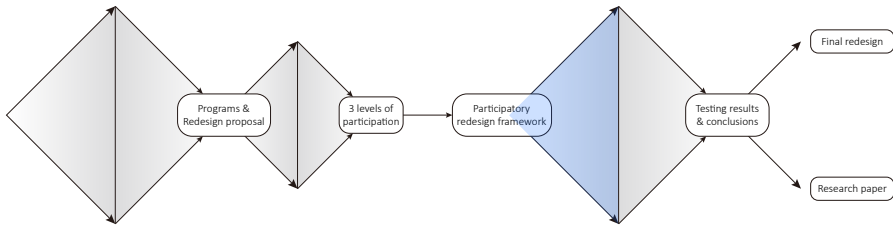
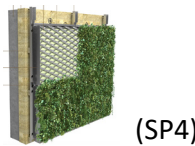
D:



E:



F (additions):



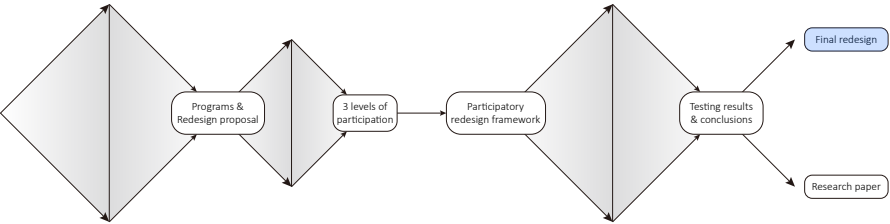
7 starting points

1. Characteristics
2. Quietness
3. Liveliness
4. Nature
5. Function
6. Rhythm
7. City

RADEMARKT SQUARE

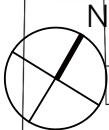
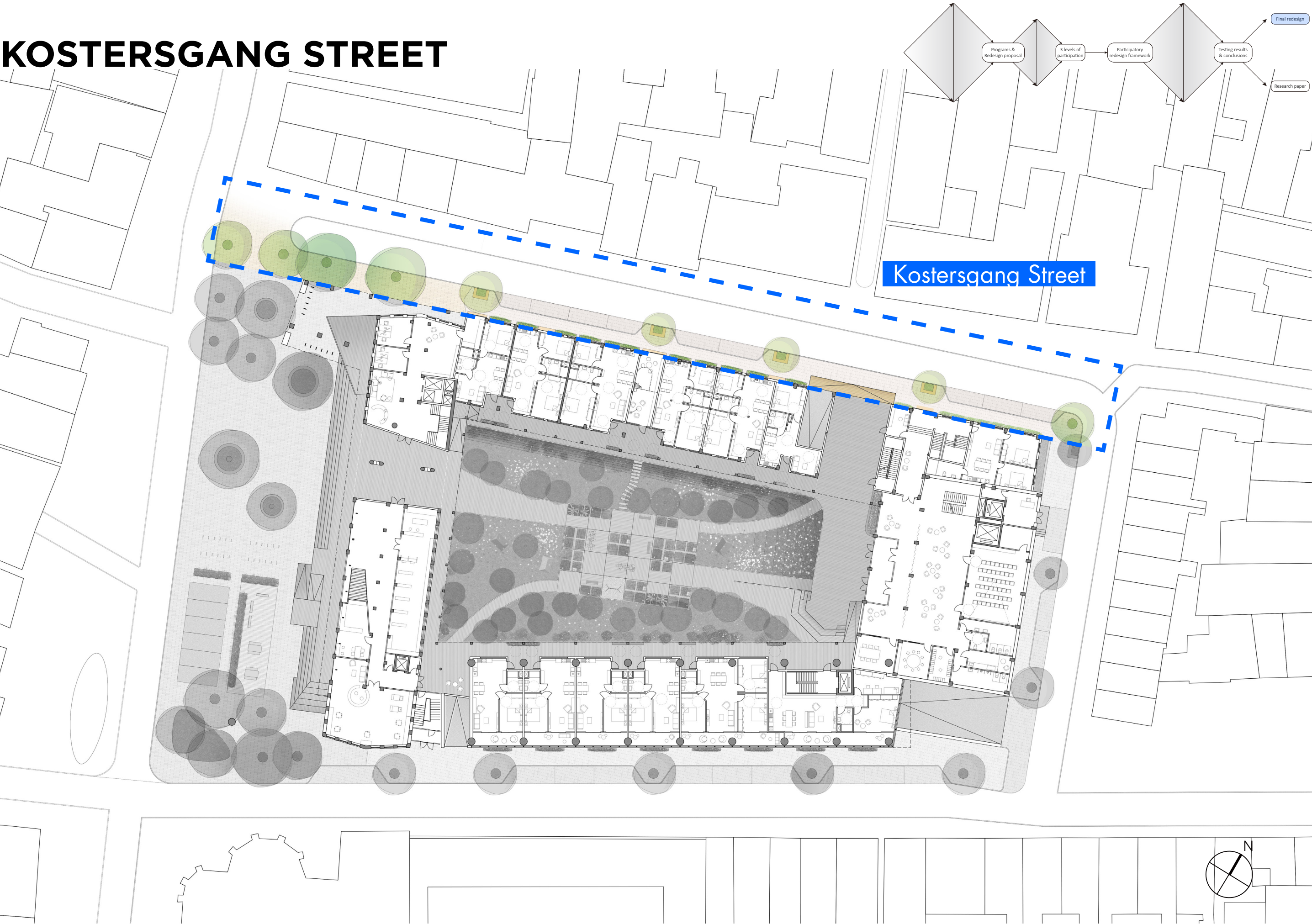


Site Plan



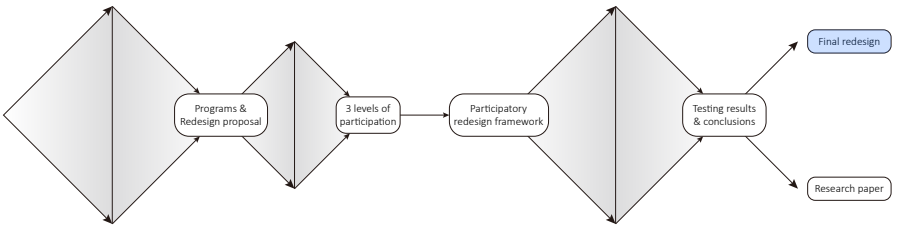
City gate

KOSTERSGANG STREET



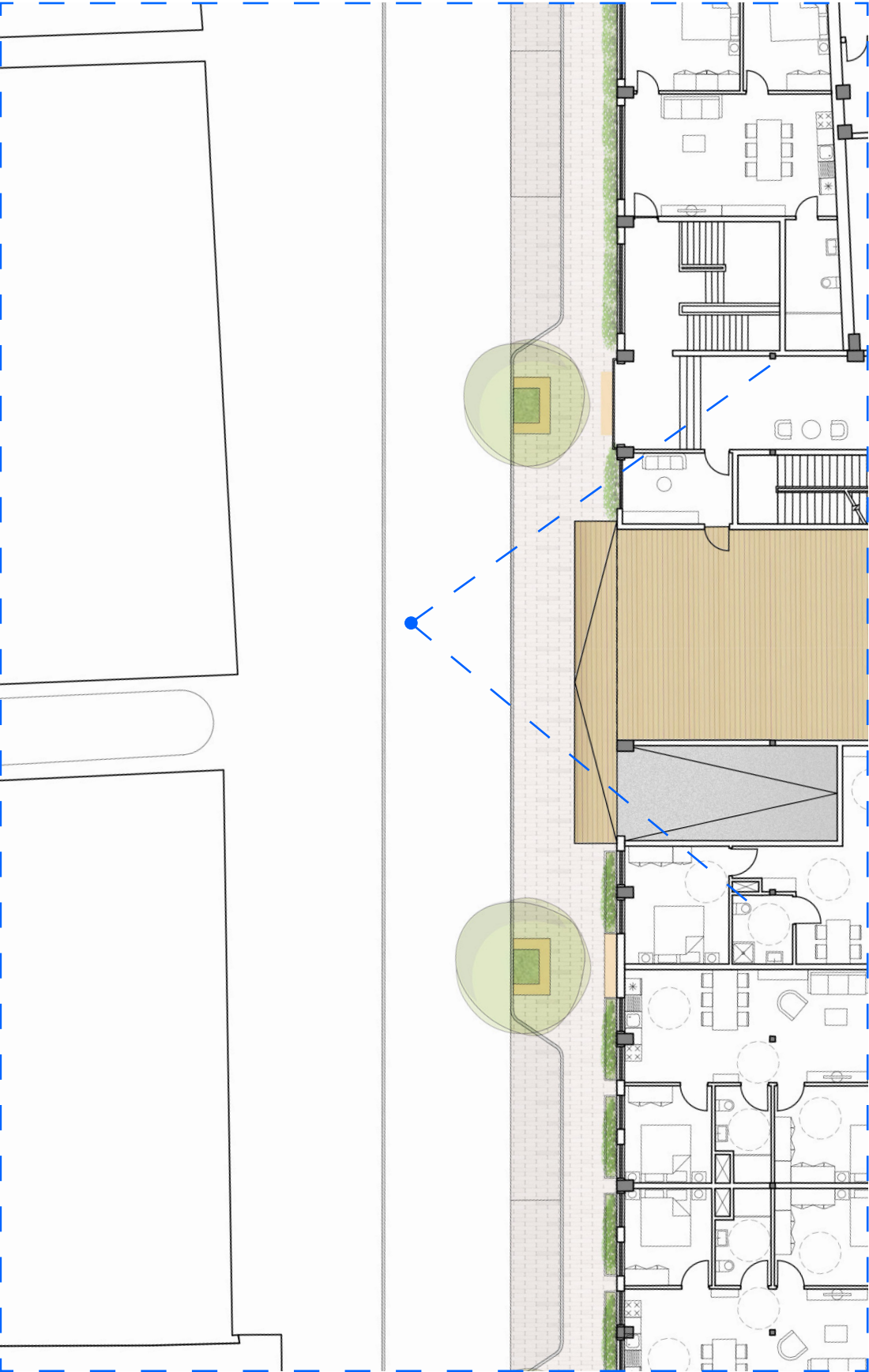
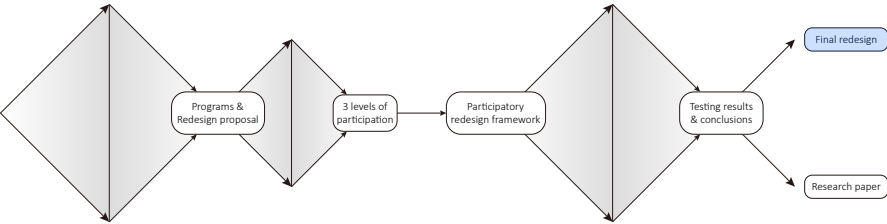
Site Plan

KOSTERSGANG STREET



Axonometric view

KOSTERSGANG STREET

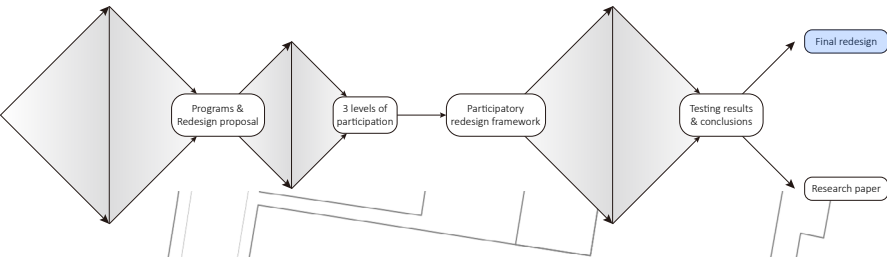


Site Plan

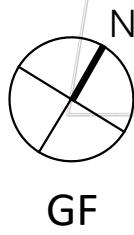


Entrance

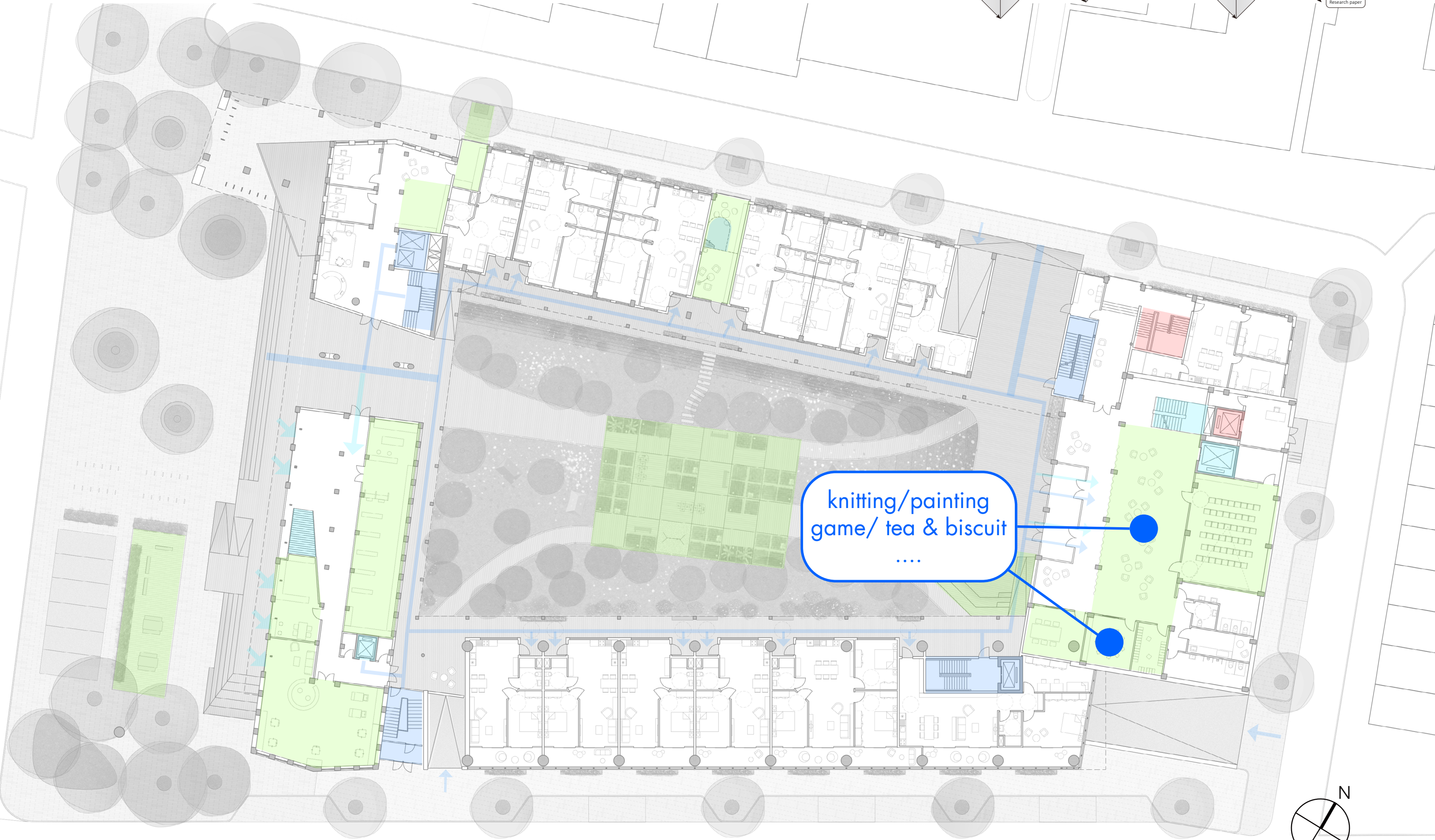
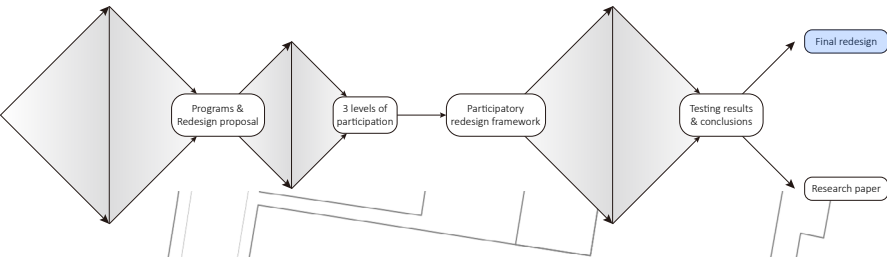
Flows & Communal Space



Residents Locals/vistors Staffs only



GRANDMA'S ONE DAY



Communal sapce Residents Locals/vistors Staffs only

